

Exhibit 17

<u>Cat</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Accounting Date</u>	<u>Transaction Date</u>	<u>Amount</u>	<u>Description</u>	<u>Trans. Type</u>
<u>Cost Code</u>	<u>Cost Code Description</u>		<u>Total Budget</u>	<u>Total PO's</u>	<u>JTD Cost</u>	<u>Remaining Budget (JTD PO's-JTD Cost)</u>	<u>Projected Max Cost</u>
30-00-000	HOUSELINE		334,794.67	349,912.77	352,158.52	2,245.75-	352,158.52
30-05-000	ARCHITECTURE			400.00	400.00		400.00
30-05-010	Lot Customizer						
O	OMNIA GROUP INC	15824	08/21/2012	07/31/2012	250.00	CVIV Lot #21 CIP	AP cost
O	OMNIA GROUP INC	15824	08/21/2012	07/31/2012	150.00	CVIV Lot #21 CIP	AP cost
				400.00	400.00		400.00
30-10-000	PERMITS		3,331.00	4,331.00	4,331.00		4,331.00
30-10-010	Building						
O	FRANCONIA TOWNSHIP	082412-CVIV21	08/29/2012	08/24/2012	3,156.00	CVIV Lot #21 CIP	AP cost
CO	OMNIA GROUP INC	15901	10/10/2012	09/12/2012	175.00	CVIV Lot #21 CIP	AP cost
O	OMNIA GROUP INC	15824	08/21/2012	07/31/2012	1,000.00	CVIV Lot #21 CIP	AP cost
			3,331.00	4,331.00	4,331.00		4,331.00
30-15-000	EXCAVATION		13,882.54	25,532.61	25,832.61	300.00-	25,832.61
30-15-010	Strip Top Soil						
S	KEN BEER & SONS EXC., IN	19482	10/10/2012	09/17/2012	1,331.00	CVIV Lot #21 CIP	AP cost
S	KEN BEER & SONS EXC., IN	19482	10/10/2012	09/17/2012	726.00	CVIV Lot #21 CIP	AP cost
V11	KEN BEER & SONS EXC., IN	19483	10/10/2012	09/17/2012	1,320.00	CVIV Lot #21 CIP	AP cost
V11	KEN BEER & SONS EXC., IN	19513	12/03/2012	10/04/2012	1,128.75	CVIV Lot #21 CIP	AP cost
V11	KEN BEER & SONS EXC., IN	19658	01/16/2013	01/03/2013	8,042.32	CVIV Lot #21 CIP	AP cost
V11	KEN BEER & SONS EXC., IN	20038	06/25/2013	05/01/2013	134.00	CVIV Lot #21 CIP	AP cost
V11	KEN BEER & SONS EXC., IN	20044	06/25/2013	05/02/2013	1,025.00	CVIV Lot #21 CIP	AP cost
			2,057.00	13,707.07	13,707.07		13,707.07
30-15-030	Backfill						
S	KEN BEER & SONS EXC., IN	19490	10/10/2012	09/20/2012	1,678.00	CVIV Lot #21 CIP	AP cost
			1,678.00	1,678.00	1,678.00		1,678.00

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30-15-040	Stone Garage - Material						
CO	KEN BEER & SONS EXC., IN 19490		10/10/2012	09/20/2012	472.10	CVIV Lot #21 CIP	AP cost
			472.10	472.10	472.10		472.10
30-15-050	Stone Driveway - Material						
CO	KEN BEER & SONS EXC., IN 19482		10/10/2012	09/17/2012	321.95	CVIV Lot #21 CIP	AP cost
CO	KEN BEER & SONS EXC., IN 19490		10/10/2012	09/20/2012	856.00	CVIV Lot #21 CIP	AP cost
CO	KEN BEER & SONS EXC., IN 19657		01/21/2013	01/03/2013	442.49	CVIV Lot #21 CIP	AP cost
			1,620.44	1,620.44	1,620.44		1,620.44
30-15-060	Rough Grade						
O			03/31/2009	03/31/2009	300.00	Mar 31 Balance	JC cost
S	KEN BEER & SONS EXC., IN 19657		01/21/2013	01/03/2013	606.00	CVIV Lot #21 CIP	AP cost
			606.00	606.00	906.00	300.00-	906.00
30-15-070	Final Grade						
S	KEN BEER & SONS EXC., IN 19657		01/21/2013	01/03/2013	2,402.00	CVIV Lot #21 CIP	AP cost
			2,402.00	2,402.00	2,402.00		2,402.00
30-15-080	Excavate & Stone Sewer Lat.						
S	KEN BEER & SONS EXC., IN 19552		12/03/2012	10/29/2012	820.00	CVIV Lot #21 CIP	AP cost
			820.00	820.00	820.00		820.00
30-15-090	Excavate & Stone Water Lat						
S	KEN BEER & SONS EXC., IN 19552		12/03/2012	10/29/2012	1,750.00	CVIV Lot #21 CIP	AP cost
			1,750.00	1,750.00	1,750.00		1,750.00
30-15-100	Electric Trench and Screen						
CO	J M RESOURCES, INC. 604434		11/27/2012	11/08/2012	67.00	CVIV Lot #21 CIP	AP cost
S	J M RESOURCES, INC. 604434		11/27/2012	11/08/2012	250.00	CVIV Lot #21 CIP	AP cost
S	KEN BEER & SONS EXC., IN 19552		12/03/2012	10/29/2012	2,160.00	CVIV Lot #21 CIP	AP cost
			2,477.00	2,477.00	2,477.00		2,477.00
30-20-000	CONCRETE/FOOTING/FOUNDATION						
			45,330.54	46,885.54	46,885.54		46,885.54

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30-20-010	Footing						
CO	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	100.00	CVIV Lot #21 CIP	AP cost
S	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	3,970.00	CVIV Lot #21 CIP	AP cost
S	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	600.00	CVIV Lot #21 CIP	AP cost
S	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	120.00	CVIV Lot #21 CIP	AP cost
V11	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	300.00	CVIV Lot #21 CIP	AP cost
V11	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	400.00	CVIV Lot #21 CIP	AP cost
V11	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	380.00	CVIV Lot #21 CIP	AP cost
V11	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	475.00	CVIV Lot #21 CIP	AP cost
			4,790.00	6,345.00	6,345.00		6,345.00
30-20-020	Foundation -Poured Concrete						
CO	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	1,064.00	CVIV Lot #21 CIP	AP cost
CO	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	270.00	CVIV Lot #21 CIP	AP cost
CO	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	2,860.00	CVIV Lot #21 CIP	AP cost
S	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	10,325.00	CVIV Lot #21 CIP	AP cost
S	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	540.00	CVIV Lot #21 CIP	AP cost
S	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	627.00	CVIV Lot #21 CIP	AP cost
S	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	700.00	CVIV Lot #21 CIP	AP cost
			16,386.00	16,386.00	16,386.00		16,386.00
30-20-060	Damproofing						
CO	BRIAN STALEY	2365	01/28/2013	12/05/2012	978.00	CVIV Lot #21 CIP	AP cost
CO	BRIAN STALEY	2365	01/28/2013	12/05/2012	100.00	CVIV Lot #21 CIP	AP cost
S	BRIAN STALEY	2365	01/28/2013	12/05/2012	1,260.00	CVIV Lot #21 CIP	AP cost
S	BRIAN STALEY	2365	01/28/2013	12/05/2012	398.00	CVIV Lot #21 CIP	AP cost
S	BRIAN STALEY	2366	01/28/2013	12/05/2012	2,765.24	CVIV Lot #21 CIP	AP cost
S	BRIAN STALEY	2366	01/28/2013	12/05/2012	1,525.00	CVIV Lot #21 CIP	AP cost
S	DALE WATERPROOFING SYSTE	14357	09/19/2012	09/12/2012	586.88	CVIV Lot #21 CIP	AP cost
			7,613.12	7,613.12	7,613.12		7,613.12
30-20-070	Perimeter Drain						
S	KEN BEER & SONS EXC., IN	19490	10/10/2012	09/20/2012	2,040.00	CVIV Lot #21 CIP	AP cost
			2,040.00	2,040.00	2,040.00		2,040.00
30-20-090	Concrete - Basement Stone						
S	HORGAN BROS. INC.	66863	10/10/2012	09/06/2012	2,008.00	CVIV Lot #21 CIP	AP cost
			2,008.00	2,008.00	2,008.00		2,008.00

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30-20-100	Concrete - Basement Slab						
S	NORTH CONCRETE CO., INC. 143539	10/10/2012	09/27/2012	6,728.80	CVIV Lot #21 CIP	AP cost	
S	NORTH CONCRETE CO., INC. 143539	10/10/2012	09/27/2012	60.00	CVIV Lot #21 CIP	AP cost	
		6,788.80	6,788.80	6,788.80		6,788.80	
30-20-105	Concrete - Garage Slab						
S	NORTH CONCRETE CO., INC. 143511	09/29/2012	09/20/2012	1,408.50	CVIV Lot #21 CIP	AP cost	
S	NORTH CONCRETE CO., INC. 143511	09/29/2012	09/20/2012	75.12	CVIV Lot #21 CIP	AP cost	
		1,483.62	1,483.62	1,483.62		1,483.62	
30-20-120	Concrete - Porch						
CO	NORTH CONCRETE CO., INC. 143711	01/21/2013	10/31/2012	840.00	CVIV Lot #21 CIP	AP cost	
CO	NORTH CONCRETE CO., INC. 143711	01/21/2013	10/31/2012	35.00	CVIV Lot #21 CIP	AP cost	
CO	NORTH CONCRETE CO., INC. 143711	01/21/2013	10/31/2012	1,155.00	CVIV Lot #21 CIP	AP cost	
CO	NORTH CONCRETE CO., INC. 143711	01/21/2013	10/31/2012	250.00	CVIV Lot #21 CIP	AP cost	
S	NORTH CONCRETE CO., INC. 143711	01/21/2013	10/31/2012	225.00	CVIV Lot #21 CIP	AP cost	
S	NORTH CONCRETE CO., INC. 143711	01/21/2013	10/31/2012	51.00	CVIV Lot #21 CIP	AP cost	
		2,556.00	2,556.00	2,556.00		2,556.00	
30-20-130	Concrete - Private Walks						
CO	NORTH CONCRETE CO., INC. 143953	01/21/2013	12/26/2012	315.70	CVIV Lot #21 CIP	AP cost	
CO	NORTH CONCRETE CO., INC. 143953	01/21/2013	12/26/2012	53.30	CVIV Lot #21 CIP	AP cost	
S	NORTH CONCRETE CO., INC. 143711	01/21/2013	10/31/2012	1,108.80	CVIV Lot #21 CIP	AP cost	
S	NORTH CONCRETE CO., INC. 143711	01/21/2013	10/31/2012	187.20	CVIV Lot #21 CIP	AP cost	
		1,665.00	1,665.00	1,665.00		1,665.00	
30-25-000	ROUGH FRAME						
		85,782.81	85,782.82	85,782.82		85,782.82	
30-25-010	Steel - material						
M	GAMBONE STEEL CO., INC. 49314	09/19/2012	09/12/2012	2,909.70	CVIV Lot #21 CIP	AP cost	
		2,909.70	2,909.70	2,909.70		2,909.70	

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30-25-020	Frame Lumber 1							
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	2,721.02	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	338.14	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	1,093.92	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	371.42	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	341.16	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	707.55	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	80.35	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	140.42	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	181.05	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	308.97	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	281.01	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	2,254.07	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	1,336.74	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	70.28	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	191.22	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	1,523.75	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	4,734.01	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	426.44	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	278.99	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	155.03	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	477.48	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	524.70	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	33.58	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	48.65	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	.45	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	.45	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	186.98	CVIV Lot #21 CIP	AP cost	
M	SHELLY ENTERPRISES USLMB	7108181/75684	09/19/2012	09/17/2012	29.61	CVIV Lot #21 CIP	AP cost	
				18,836.54	18,836.54	18,836.54		18,836.54

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30-25-030	Frame Lumber 2							
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	1,708.72	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	1,367.40	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	141.35	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	574.15	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	86.41	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	252.10	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	3,657.00	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	280.85	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	152.61	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	152.61	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1180337	09/19/2012	09/17/2012	349.77	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185262	01/16/2013	12/03/2012	221.42	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185262	01/16/2013	12/03/2012	47.68	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185262	01/16/2013	12/03/2012	35.50	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185262	01/16/2013	12/03/2012	307.93	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185262	01/16/2013	12/03/2012	55.63	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185516	01/16/2013	12/03/2012	46.56	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185516	01/16/2013	12/03/2012	35.27	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185376/10045	01/16/2013	12/03/2012	117.52	CVIV Lot #21 CIP	AP cost	
CO	SHELLY ENTERPRISES USLMB	1185376/10045	01/16/2013	12/03/2012	43.73	CVIV Lot #21 CIP	AP cost	
			9,241.53	9,241.53	9,241.53		9,241.53	

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30-25-040	Punch Lumber							
CO	SHELLY ENTERPRISES USLMB	1180718	1180718	12/03/2012	10/04/2012	162.14	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1180718	1180718	12/03/2012	10/04/2012	110.51	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1180718	1180718	12/03/2012	10/04/2012	26.92	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1181021	1181021	12/03/2012	10/04/2012	45.57	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1181348	1181348	12/03/2012	10/09/2012	166.42	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1181348	1181348	12/03/2012	10/09/2012	129.62	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1181348	1181348	12/03/2012	10/09/2012	59.32	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1181348	1181348	12/03/2012	10/09/2012	121.90	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1181993	1181993	12/03/2012	10/15/2012	240.09	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1181993	1181993	12/03/2012	10/15/2012	109.39	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1182466	1182466	12/03/2012	10/22/2012	76.53	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1182761	1182761	12/03/2012	10/29/2012	76.83	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1182761	1182761	12/03/2012	10/29/2012	18.57	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1182761	1182761	12/03/2012	10/29/2012	111.43	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1182761	1182761	12/03/2012	10/29/2012	82.25	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1183019	1183019	12/03/2012	10/29/2012	112.34	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1183116	1183116	12/03/2012	11/06/2012	22.36	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1183758	1183758	12/03/2012	11/06/2012	132.49	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1180718-A	1180718-A	12/14/2012	10/04/2012	26.92	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1180718-A	1180718-A	12/14/2012	10/04/2012	44.20	CVIV Lot #21 CIP	AP cost
				1,821.94	1,821.96	1,821.96		1,821.96
30-25-080	Roof Truss							
M	SHELLY ENTERPRISES USLMB	3009450	3009450	09/29/2012	09/19/2012	8,311.30	CVIV Lot #21 CIP	AP cost
				8,311.30	8,311.30	8,311.30		8,311.30

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30-25-090	Rough Carpentry						
CO	RDO BUILDERS CORPORATION	945	09/29/2012	09/18/2012	100.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	300.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	350.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	125.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	100.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	22.50	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	62.50	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	62.50	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	180.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	100.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	100.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	50.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	200.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	100.00	CVIV Lot #21 CIP	AP cost
CO	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	22.50	CVIV Lot #21 CIP	AP cost
S	RDO BUILDERS CORPORATION	940	09/29/2012	09/18/2012	3,615.39	CVIV Lot #21 CIP	AP cost
S	RDO BUILDERS CORPORATION	943	09/29/2012	09/18/2012	1,446.16	CVIV Lot #21 CIP	AP cost
S	RDO BUILDERS CORPORATION	944	09/29/2012	09/18/2012	5,784.62	CVIV Lot #21 CIP	AP cost
S	RDO BUILDERS CORPORATION	938 & 939	09/29/2012	09/18/2012	3,615.39	CVIV Lot #21 CIP	AP cost
			16,136.56	16,136.56	16,136.56		16,136.56
30-25-100	Roofing						
CO	MORAN ENTERPRISES, LLC	677	10/20/2012	10/18/2012	200.22	CVIV Lot #21 CIP	AP cost
S	MORAN ENTERPRISES, LLC	678	10/20/2012	10/18/2012	419.25	CVIV Lot #21 CIP	AP cost
S	MORAN ENTERPRISES, LLC	678	10/20/2012	10/18/2012	515.46	CVIV Lot #21 CIP	AP cost
CO	MORAN ENTERPRISES, LLC	678	10/20/2012	10/18/2012	6,820.00	CVIV Lot #21 CIP	AP cost
CO	MORAN ENTERPRISES, LLC	707	01/28/2013	10/18/2012	1,050.00	CVIV Lot #21 CIP	AP cost
			9,004.93	9,004.93	9,004.93		9,004.93
30-25-110	Windows						
CO	ATLANTIC BUILDING PROD.,	20735	10/10/2012	10/08/2012	78.33	CVIV Lot #21 CIP	AP cost
M	ATLANTIC BUILDING PROD.,	20734	10/10/2012	10/08/2012	14,513.54	CVIV Lot #21 CIP	AP cost
			14,591.87	14,591.87	14,591.87		14,591.87
30-25-130	Exterior Doors						
CO	ATLANTIC BUILDING PROD.,	21891	02/06/2013	01/09/2013	58.19	CVIV Lot #21 CIP	AP cost
CO	TAGUE LUMBER OF DOYLESTO	1301-088149	03/08/2013	01/24/2013	29.36	CVIV Lot #21 CIP	AP cost
M	ATLANTIC BUILDING PROD.,	20733	10/10/2012	10/08/2012	3,052.59	CVIV Lot #21 CIP	AP cost
			3,140.14	3,140.14	3,140.14		3,140.14

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<u>Cost Code</u>	<u>Cost Code Description</u>		<u>Total Budget</u>	<u>Total PO's</u>	<u>JTD Cost</u>	<u>Remaining Budget (JTD PO's-JTD Cost)</u>	<u>Projected Max Cost</u>
30-25-140	Exterior Doors Hardware						
M	TAGUE LUMBER OF DOYLESTO	1212-084492	01/16/2013	12/26/2012	92.22	CVIV Lot #21 CIP	AP cost
M	TAGUE LUMBER OF DOYLESTO	1212-084492	01/16/2013	12/26/2012	118.72	CVIV Lot #21 CIP	AP cost
			210.94	210.94	210.94		210.94
30-25-150	Fypon						
CO	MJB ARCHITECTURAL SPEC.	32508	10/20/2012	10/18/2012	266.23	CVIV Lot #21 CIP	AP cost
CO	MJB ARCHITECTURAL SPEC.	32605	12/13/2012	12/05/2012	52.86	CVIV Lot #21 CIP	AP cost
CO	MJB ARCHITECTURAL SPEC.	32605	12/13/2012	12/05/2012	133.64	CVIV Lot #21 CIP	AP cost
CO	MJB ARCHITECTURAL SPEC.	32605	12/13/2012	12/05/2012	296.80	CVIV Lot #21 CIP	AP cost
CO	MJB ARCHITECTURAL SPEC.	32673	01/21/2013	01/11/2013	66.82	CVIV Lot #21 CIP	AP cost
			816.36	816.35	816.35		816.36
30-25-180	Ext Millwork -Install/labor						
CO	FINISHING TOUCH BUILDERS	112712	01/16/2013	11/30/2012	625.00	CVIV Lot #21 CIP	AP cost
S	FINISHING TOUCH BUILDERS	112712	01/16/2013	11/30/2012	136.00	CVIV Lot #21 CIP	AP cost
			761.00	761.00	761.00		761.00
30-30-000	MECHANICALS						
			45,192.00	45,367.00	45,367.00		45,367.00
30-30-010	Plumbing Underslab						
CO	PALETOWN PLUMBING, LLC	3432	10/20/2012	10/12/2012	1,500.00	CVIV Lot #21 CIP	AP cost
			1,500.00	1,500.00	1,500.00		1,500.00
30-30-020	Plumbing Rough						
CO	PALETOWN PLUMBING, LLC	3439	10/20/2012	10/18/2012	1,500.00	CVIV Lot #21 CIP	AP cost
CO	PALETOWN PLUMBING, LLC	3440	10/20/2012	10/18/2012	750.00	CVIV Lot #21 CIP	AP cost
CO	PALETOWN PLUMBING, LLC	3440	10/20/2012	10/18/2012	250.00	CVIV Lot #21 CIP	AP cost
S	PALETOWN PLUMBING, LLC	3440	10/20/2012	10/18/2012	7,500.00	CVIV Lot #21 CIP	AP cost
			10,000.00	10,000.00	10,000.00		10,000.00
30-30-030	Plumbing Final						
S	PALETOWN PLUMBING, LLC	3514	01/07/2013	12/14/2012	5,000.00	CVIV Lot #21 CIP	AP cost
CO	PALETOWN PLUMBING, LLC	3514	01/07/2013	12/14/2012	50.00	CVIV Lot #21 CIP	AP cost
S	PALETOWN PLUMBING, LLC	3514	01/07/2013	12/14/2012	75.00	CVIV Lot #21 CIP	AP cost
			4,975.00	4,975.00	4,975.00		4,975.00

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Cost Code	Cost Code Description		Total Budget	Total PO's	JTD Cost	Remaining Budget (JTD PO's-JTD Cost)	Projected Max Cost
30-30-040	Prop Gas Piping Rough						
CO	PENN VALLEY GAS INC	1312294	02/12/2013	01/30/2013	172.00	CVIV Lot #21 CIP	AP cost
CO	PENN VALLEY GAS INC	1312294	02/12/2013	01/30/2013	172.00	CVIV Lot #21 CIP	AP cost
S	PENN VALLEY GAS INC	1312294	02/12/2013	01/30/2013	1,075.00	CVIV Lot #21 CIP	AP cost
S	PENN VALLEY GAS INC	1312294	02/12/2013	01/30/2013	135.00	CVIV Lot #21 CIP	AP cost
S	PENN VALLEY GAS INC	1312294	02/12/2013	01/30/2013	150.00	CVIV Lot #21 CIP	AP cost
S	PENN VALLEY GAS INC	1312294	02/12/2013	01/30/2013	275.00	CVIV Lot #21 CIP	AP cost
S	PENN VALLEY GAS INC	1312294	02/12/2013	01/30/2013	430.00	CVIV Lot #21 CIP	AP cost
			1,859.00	1,859.00	1,859.00		1,859.00
30-30-060	HVAC Rough						
CO	C&C HEATING & AIR COND.	4998	12/03/2012	11/26/2012	255.00	CVIV Lot #21 CIP	AP cost
S	C&C HEATING & AIR COND.	4998	12/03/2012	11/26/2012	6,975.00	CVIV Lot #21 CIP	AP cost
			7,230.00	7,230.00	7,230.00		7,230.00
30-30-080	HVAC Final						
CO	C&C HEATING & AIR COND.	5099	01/07/2013	12/27/2012	450.00	CVIV Lot #21 CIP	AP cost
S	C&C HEATING & AIR COND.	4998	12/03/2012	11/26/2012	1,395.00	CVIV Lot #21 CIP	AP cost
S	C&C HEATING & AIR COND.	5063	01/16/2013	12/26/2012	5,580.00	CVIV Lot #21 CIP	AP cost
			7,425.00	7,425.00	7,425.00		7,425.00

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Cost Code	Cost Code Description	Total Budget	Total PO's	JTD Cost	Remaining Budget (JTD PO's-JTD Cost)	Projected Max Cost	
30-30-090	Electrical Service/Rough						
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	50.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	90.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	159.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	80.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	242.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	114.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	218.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	436.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	125.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	184.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	102.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	82.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295989	11/15/2012	11/05/2012	114.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295990	11/15/2012	11/05/2012	495.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295991	11/15/2012	11/05/2012	90.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 295991	11/15/2012	11/05/2012	228.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 296172	11/27/2012	11/13/2012	228.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 296172	11/27/2012	11/13/2012	125.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 296172	11/27/2012	11/13/2012	96.00	CVIV Lot #21 CIP	AP cost	
CO	BROTHER'S ELECTRICAL CON 296172	11/27/2012	11/13/2012	46.00	CVIV Lot #21 CIP	AP cost	
S	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	3,839.00	CVIV Lot #21 CIP	AP cost	
V12	BROTHER'S ELECTRICAL CON 300240	02/12/2013	01/28/2013	175.00	CVIV Lot #21 CIP	AP cost	
S	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	46.00	CVIV Lot #21 CIP	AP cost	
S	BROTHER'S ELECTRICAL CON 295988	11/15/2012	11/05/2012	654.00	CVIV Lot #21 CIP	AP cost	
		7,843.00	8,018.00	8,018.00		8,018.00	
30-30-100	Electrical Final						
CO	BROTHER'S ELECTRICAL CON 298468	01/07/2013	12/26/2012	1,500.00	CVIV Lot #21 CIP	AP cost	
S	BROTHER'S ELECTRICAL CON 298467	01/07/2013	12/26/2012	2,560.00	CVIV Lot #21 CIP	AP cost	
		4,060.00	4,060.00	4,060.00		4,060.00	
30-30-125	Low Voltage Prewire - Final						
CO	J M RESOURCES, INC. 608353	01/07/2013	12/26/2012	250.00	CVIV Lot #21 CIP	AP cost	
CO	J M RESOURCES, INC. 608353	01/07/2013	12/26/2012	50.00	CVIV Lot #21 CIP	AP cost	
		300.00	300.00	300.00		300.00	
30-35-000	INSULATION AND DRYWALL						
		17,786.20	17,786.20	17,786.20		17,786.20	

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30-35-010	Insulation						
CO	SHELLY ENTERPRISES USLMB	4061993	02/12/2013	01/29/2013	1,263.11	CVIV Lot #21 CIP	AP cost
S	SHELLY ENTERPRISES USLMB	4060646/40609	11/27/2012	11/19/2012	3,507.24	CVIV Lot #21 CIP	AP cost
S	MCELDERRY DRYWALL INC	36486	11/27/2012	11/15/2012	10,935.00	CVIV Lot #21 CIP	AP cost
			15,705.35	15,705.35	15,705.35		15,705.35
30-35-020	Caulk and Foam						
S	SHELLY ENTERPRISES USLMB	4060536	11/06/2012	11/02/2012	365.85	CVIV Lot #21 CIP	AP cost
S	MCELDERRY DRYWALL INC	36486	11/27/2012	11/15/2012	1,215.00	CVIV Lot #21 CIP	AP cost
			1,580.85	1,580.85	1,580.85		1,580.85
30-35-030	Drywall						
CO	MCELDERRY DRYWALL INC	36487	11/27/2012	11/15/2012	500.00	CVIV Lot #21 CIP	AP cost
			500.00	500.00	500.00		500.00
30-40-000	EXTERIOR FINISH						
			48,098.83	48,308.83	48,308.83		48,308.83
30-40-020	Siding/Fascia/Soffit						
CO	GRIFFITH EXTERIORS INC.	451	11/27/2012	11/08/2012	500.00	CVIV Lot #21 CIP	AP cost
CO	MORAN ENTERPRISES, LLC	937	02/01/2013	01/23/2013	45.00	CVIV Lot #21 CIP	AP cost
S	GRIFFITH EXTERIORS INC.	451	11/27/2012	11/08/2012	636.90	CVIV Lot #21 CIP	AP cost
S	MORAN ENTERPRISES, LLC	937	02/01/2013	01/23/2013	224.00	CVIV Lot #21 CIP	AP cost
S	MORAN ENTERPRISES, LLC	937	02/01/2013	01/23/2013	156.00	CVIV Lot #21 CIP	AP cost
V12	GRIFFITH EXTERIORS INC.	454	11/27/2012	11/08/2012	210.00	CVIV Lot #21 CIP	AP cost
S	MORAN ENTERPRISES, LLC	937	02/01/2013	01/23/2013	455.00	CVIV Lot #21 CIP	AP cost
S	GRIFFITH EXTERIORS INC.	451	11/27/2012	11/08/2012	1,268.40	CVIV Lot #21 CIP	AP cost
			3,285.30	3,495.30	3,495.30		3,495.30
30-40-040	Stone Facade-Quarried & Eng						
CO	ANTONIO COLETTA	111412	12/03/2012	11/14/2012	3,480.00	CVIV Lot #21 CIP	AP cost
CO	ENVIRONMENTAL STONEWORKS	101277	01/07/2013	12/14/2012	1,295.00	CVIV Lot #21 CIP	AP cost
CO	ENVIRONMENTAL STONEWORKS	101277	01/07/2013	12/14/2012	252.00	CVIV Lot #21 CIP	AP cost
CO	ENVIRONMENTAL STONEWORKS	101277	01/07/2013	12/14/2012	350.00	CVIV Lot #21 CIP	AP cost
CO	ENVIRONMENTAL STONEWORKS	101277	01/07/2013	12/14/2012	150.00	CVIV Lot #21 CIP	AP cost
CO	ENVIRONMENTAL STONEWORKS	101276	01/07/2013	12/14/2012	6,437.80	CVIV Lot #21 CIP	AP cost
			11,964.80	11,964.80	11,964.80		11,964.80

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30-40-050	Stucco						
CO	HOWARD LYNCH PLASTERING, 215		01/07/2013	12/11/2012	12,393.90	CVIV Lot #21 CIP	AP cost
CO	HOWARD LYNCH PLASTERING, 215		01/07/2013	12/11/2012	210.00	CVIV Lot #21 CIP	AP cost
CO	HOWARD LYNCH PLASTERING, 215		01/07/2013	12/11/2012	1,400.00	CVIV Lot #21 CIP	AP cost
CO	HOWARD LYNCH PLASTERING, 215		01/07/2013	12/11/2012	1,015.00	CVIV Lot #21 CIP	AP cost
CO	HOWARD LYNCH PLASTERING, 215		01/07/2013	12/11/2012	8,262.60	CVIV Lot #21 CIP	AP cost
			23,281.50	23,281.50	23,281.50		23,281.50
30-40-060	Garage Doors/Openers						
CO	JAYDOR COMPANY 61846		01/07/2013	11/26/2012	1,635.00	CVIV Lot #21 CIP	AP cost
CO	JAYDOR COMPANY 61846		01/07/2013	11/26/2012	40.00	CVIV Lot #21 CIP	AP cost
CO	JAYDOR COMPANY 61846		01/07/2013	11/26/2012	560.00	CVIV Lot #21 CIP	AP cost
			2,235.00	2,235.00	2,235.00		2,235.00
30-40-070	Driveway Stone Touchup/Bind						
S	BP PAVING & EXCAVATING L 5164		11/06/2013	10/15/2013	2,550.00	CVIV Lot #21 CIP	AP cost
			2,550.00	2,550.00	2,550.00		2,550.00
30-40-080	Driveway Top						
S	BP PAVING & EXCAVATING L 5164		11/06/2013	10/15/2013	2,422.50	CVIV Lot #21 CIP	AP cost
			2,422.50	2,422.50	2,422.50		2,422.50

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30-40-110	Steps to Grade - material						
CO	SHELLY ENTERPRISES USLMB	1187484	02/06/2013	01/09/2013	5.14	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187484	02/06/2013	01/09/2013	9.56	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187484	02/06/2013	01/09/2013	23.93	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187484	02/06/2013	01/09/2013	20.26	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187484	02/06/2013	01/09/2013	63.56	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187484	02/06/2013	01/09/2013	13.67	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187484	02/06/2013	01/09/2013	5.79	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187484	02/06/2013	01/09/2013	22.28	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	10.28	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	9.56	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	23.93	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	20.26	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	63.56	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	16.41	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	5.79	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	22.28	CVIV Lot #21 CIP	AP cost
CO	SHELLY ENTERPRISES USLMB	1187505	02/06/2013	01/09/2013	16.07	CVIV Lot #21 CIP	AP cost
			352.33	352.33	352.33		352.33
30-40-120	Steps to grade - labor						
CO	PERSPECTIVE BUILDERS	101-13	02/06/2013	01/14/2013	250.00	CVIV Lot #21 CIP	AP cost
CO	PERSPECTIVE BUILDERS	101-13	02/06/2013	01/14/2013	300.00	CVIV Lot #21 CIP	AP cost
			550.00	550.00	550.00		550.00
30-40-150	Gutters and Downspouts						
CO	MORAN ENTERPRISES, LLC	887	01/07/2013	12/21/2012	1,213.60	CVIV Lot #21 CIP	AP cost
			1,213.60	1,213.60	1,213.60		1,213.60
30-40-170	Mailbox						
S	TOWN & COUNTRY MAILBOX L	41248	02/01/2013	01/17/2013	243.80	CVIV Lot #21 CIP	AP cost
			243.80	243.80	243.80		243.80
30-45-000	INTERIOR FINISH						
			67,616.00	67,744.02	67,702.08	41.94	67,744.02

Cat	Vendor	Invoice	Accounting Date	Transaction Date	Amount	Description	Trans. Type
Cost Code	Cost Code Description		Total Budget	Total PO's	JTD Cost	Remaining Budget (JTD PO's-JTD Cost)	Projected Max Cost
30-45-010	Finish Carpentry						
CO	OLV GROUP LLC	2885	01/07/2013	12/17/2012	2,945.80	CVIV Lot #21 CIP	AP cost
CO	OLV GROUP LLC	2885	01/07/2013	12/17/2012	135.00	CVIV Lot #21 CIP	AP cost
S	OLV GROUP LLC	2885	01/07/2013	12/17/2012	400.00	CVIV Lot #21 CIP	AP cost
S	OLV GROUP LLC	2885	01/07/2013	12/17/2012	62.50	CVIV Lot #21 CIP	AP cost
			3,543.30	3,543.30	3,543.30		3,543.30
30-45-020	Cabinetry Install						
CO	KOEHN TRIM CARPENTRY	114	01/07/2013	12/18/2012	1,400.00	CVIV Lot #21 CIP	AP cost
CO	KOEHN TRIM CARPENTRY	114	01/07/2013	12/18/2012	150.00	CVIV Lot #21 CIP	AP cost
CO	KOEHN TRIM CARPENTRY	114	01/07/2013	12/18/2012	100.00	CVIV Lot #21 CIP	AP cost
			1,650.00	1,650.00	1,650.00		1,650.00
30-45-030	Interior Millwork - matl						
M	TAGUE LUMBER OF DOYLESTO	1209-071526	01/21/2013	10/02/2012	141.75	CVIV Lot #21 CIP	AP cost
CO	TAGUE LUMBER OF DOYLESTO	1212-084491	01/16/2013	12/26/2012	727.12	CVIV Lot #21 CIP	AP cost
M	TAGUE LUMBER OF DOYLESTO	1211-081097	01/16/2013	12/04/2012	7,894.63	CVIV Lot #21 CIP	AP cost
M	TAGUE LUMBER OF DOYLESTO	1212-083925	01/16/2013	12/21/2012	95.08	CVIV Lot #21 CIP	AP cost
M	TAGUE LUMBER OF DOYLESTO	1212-084103	01/16/2013	12/21/2012	93.92	CVIV Lot #21 CIP	AP cost
M	TAGUE LUMBER OF DOYLESTO	1212-084490	01/16/2013	12/26/2012	14.75	CVIV Lot #21 CIP	AP cost
			8,967.25	8,967.25	8,967.25		8,967.25
30-45-060	Kitchen/Bath Cabinets -matl						
M	CENTURY KITCHENS, INC.	200502	12/13/2012	11/28/2012	12,550.61	CVIV Lot #21 CIP	AP cost
			12,550.61	12,550.61	12,550.61		12,550.61
30-45-090	Counter Tops - Granite-matl						
CO	DREAMSTONE GRANITE & MAR	1691	03/26/2013	03/14/2013	2,730.00	CVIV Lot #21 CIP	AP cost
			2,730.00	2,730.00	2,730.00		2,730.00
30-45-130	Appliances						
CO	GENERAL ELECTRIC	12-290494	11/27/2012	11/13/2012	69.96	CVIV Lot #21 CIP	AP cost
CO	GENERAL ELECTRIC	12-319891	12/13/2012	11/30/2012	3,310.38	CVIV Lot #21 CIP	AP cost
CO	GENERAL ELECTRIC	12-319892	12/13/2012	11/30/2012	1,075.90	CVIV Lot #21 CIP	AP cost
V12	GENERAL ELECTRIC	12-362864	01/21/2013	01/02/2013	18.02	CVIV Lot #21 CIP	AP cost
			4,456.24	4,474.26	4,474.26		4,474.26

<u>Cat</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Accounting Date</u>	<u>Transaction Date</u>	<u>Amount</u>	<u>Description</u>	<u>Trans. Type</u>
<u>Cost Code</u>	<u>Cost Code Description</u>		<u>Total Budget</u>	<u>Total PO's</u>	<u>JTD Cost</u>	<u>Remaining Budget (JTD PO's-JTD Cost)</u>	<u>Projected Max Cost</u>
30-45-150	Ceramic Tile						
CO	GEGECKAS FAMILY TILE INC	CV21	02/08/2013	12/03/2012	395.00	CVIV Lot #21 CIP	AP cost
S	GEGECKAS FAMILY TILE INC	CV21	02/08/2013	12/03/2012	4,710.00	CVIV Lot #21 CIP	AP cost
			5,105.00	5,105.00	5,105.00		5,105.00
30-45-160	Flooring - Underlayment						
S	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	166.00	CVIV Lot #21 CIP	AP cost
S	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	10.00	CVIV Lot #21 CIP	AP cost
			176.00	176.00	176.00		176.00
30-45-170	Flooring - Hardwood						
CO	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	1,258.00	CVIV Lot #21 CIP	AP cost
CO	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	400.00	CVIV Lot #21 CIP	AP cost
CO	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	680.00	CVIV Lot #21 CIP	AP cost
CO	ROY LOMAS CARPET CONTRAC	029719AO	01/07/2013	12/20/2012	507.00	CVIV Lot #21 CIP	AP cost
S	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	6,120.00	CVIV Lot #21 CIP	AP cost
			8,965.00	8,965.00	8,965.00		8,965.00
30-45-180	Flooring - Resilient						
S	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	200.00	CVIV Lot #21 CIP	AP cost
			200.00	200.00	200.00		200.00
30-45-190	Flooring - Carpet						
S	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	3,960.00	CVIV Lot #21 CIP	AP cost
CO	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	33.00	CVIV Lot #21 CIP	AP cost
CO	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	308.00	CVIV Lot #21 CIP	AP cost
CO	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	154.00	CVIV Lot #21 CIP	AP cost
S	ROY LOMAS CARPET CONTRAC	029719	01/07/2013	12/20/2012	374.00	CVIV Lot #21 CIP	AP cost
Vll	ROY LOMAS CARPET CONTRAC	029719V	02/06/2013	01/22/2013	110.00	CVIV Lot #21 CIP	AP cost
			4,213.00	4,323.00	4,323.00		4,323.00

HOUSE BOOK SUMMARY REPORT
(with transaction detail)
CVIV Lot #21 CIP

<u>Cat</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Accounting Date</u>	<u>Transaction Date</u>	<u>Amount</u>	<u>Description</u>	<u>Trans. Type</u>
<u>Cost Code</u>	<u>Cost Code Description</u>		<u>Total Budget</u>	<u>Total PO's</u>	<u>JTD Cost</u>	<u>Remaining Budget (JTD PO's-JTD Cost)</u>	<u>Projected Max Cost</u>
30-45-200	Bath Hardware						
CO	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	20.00	CVIV Lot #21 CIP	AP cost
CO	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	62.00	CVIV Lot #21 CIP	AP cost
CO	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	395.00	CVIV Lot #21 CIP	AP cost
S	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	400.00	CVIV Lot #21 CIP	AP cost
S	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	130.00	CVIV Lot #21 CIP	AP cost
S	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	67.50	CVIV Lot #21 CIP	AP cost
S	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	20.00	CVIV Lot #21 CIP	AP cost
S	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	35.00	CVIV Lot #21 CIP	AP cost
S	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	125.00	CVIV Lot #21 CIP	AP cost
O	NJB PAINTING INC	2302	01/16/2013	12/12/2012	198.00	CVIV Lot #21 CIP	AP cost
S	NJB PAINTING INC	2308	01/07/2013	12/20/2012	2,924.28	CVIV Lot #21 CIP	AP cost
S	NJB PAINTING INC	2297	01/09/2013	12/07/2012	8,772.72	CVIV Lot #21 CIP	AP cost
			13,149.50	13,149.50	13,149.50		13,149.50
30-45-210	Vinyl Shelf						
S	ROMAN BUILDING PRODUCTS,	73558	01/28/2013	01/04/2013	699.00	CVIV Lot #21 CIP	AP cost
			740.94	740.94	699.00	41.94	740.94
30-45-220	Final Clean						
S	DIANE COSENZA	1895	03/26/2013	01/14/2013	589.16	CVIV Lot #21 CIP	AP cost
			589.16	589.16	589.16		589.16
30-45-230	Final Clean -touch up clean						
CO	DIANE COSENZA	1881	01/21/2013	01/02/2013	430.00	CVIV Lot #21 CIP	AP cost
S	DIANE COSENZA	1895	03/26/2013	01/14/2013	150.00	CVIV Lot #21 CIP	AP cost
			580.00	580.00	580.00		580.00
30-50-000	LANDSCAPING						
			7,774.75	7,774.75	8,033.49	258.74-	8,033.49
30-50-010	Rake/Seed						
O			03/31/2009	03/31/2009	417.85	Mar 31 Balance	JC cost
S	AMC NURSERY & LANDSCAPIN	15502	06/06/2013	05/03/2013	3,816.00	CVIV Lot #21 CIP	AP cost
			3,946.18	3,946.18	4,233.85	287.67-	4,233.85

<u>Cat</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Accounting Date</u>	<u>Transaction Date</u>	<u>Amount</u>	<u>Description</u>	<u>Trans. Type</u>
Cost Code	Cost Code Description		Total Budget	Total PO's	JTD Cost	Remaining Budget (JTD PO's-JTD Cost)	Projected Max Cost
30-50-020	Straw mulch						
CO	AMC NURSERY & LANDSCAPIN	15502	06/06/2013	05/03/2013	1,445.00	CVIV Lot #21 CIP	AP cost
S	AMC NURSERY & LANDSCAPIN	15502	06/06/2013	05/03/2013	848.00	CVIV Lot #21 CIP	AP cost
			2,321.93	2,321.93	2,293.00	28.93	2,321.93
30-50-060	Fence						
CO	CARFARO, INC.	0069993-IN	01/21/2013	01/07/2013	1,506.64	CVIV Lot #21 CIP	AP cost
			1,506.64	1,506.64	1,506.64		1,506.64
30-55-000	UTILITIES						
					1,728.95	1,728.95-	1,728.95
30-55-010	Construction Electric						
O	P P & L	012313-CVIV21	02/04/2013	01/23/2013	234.93	CVIV21 74072-88007	AP cost
					234.93	234.93-	234.93
30-55-020	Construction Propane/Gas						
O	PENN VALLEY GAS INC	1289254	12/20/2012	11/29/2012	279.84	CVIV21 PROPANE	AP cost
O	PENN VALLEY GAS INC	1304300	01/23/2013	01/10/2013	139.92	CVIV21 PROPANE	AP cost
O	PENN VALLEY GAS INC	538014	02/04/2013	01/29/2013	1,354.10	CVIV21 PROPANE	AP cost
					1,494.02	1,494.02-	1,494.02

ROY LOMAS CARPET CONTRACTOR
P.O. BOX 269
2150 DETWEILER ROAD
KULPSVILLE, PA 19443
Telephone: 215-256-9575 Fax: 215-256-9589

Page 1

029719V3

INVOICE

Sold To W.B. HOMES 404 SUMNEYTOWN PIKE SUITE 200 NORTH WALES, PA 19454		Ship To CLUB VIEW @ INDIAN VALLEY #21 PISONI, JOSEPH/KATHLEEN 398 AUGUSTA DRIVE TELFORD, PA 18969	
Invoice Date 11/17/15	Tele #1 215-699-0800	PO Number 9892-001 / DAVE	Order Number 029719V3

MBR WATER DAMAGE RECOVERY 12/18/12 FAMOUR FLAIR OVER 1/2" 8LB
BY ELLIS

H/O 267 254 2414C MR
267 382 0853H
859 444 0101W MR
267 254 2414C MS

APP A 6 X 8 OF PAD REQUIRED, NEW TACK STRIP TOO.

REPLACE PAD SECTION AND REINSTALL CARPET. CHARGEABLE SERVICE.

WB SERVICE ORDER 9892-001.

RF 10/27/15

11/17/15 - DAVE REPLACED A SECTION OF WATER DAMAGED PAD AND
REINSTALLED THE CARPET IN THE MBR. COMPLETED AND
CHARGEABLE TO BUILDER
1 HR @ \$55/HR + MATERIAL \$18.00 = TOTAL \$73.00

TERMS: 21 DAYS

INVOICE TOTAL: \$73.00

Less Payment(s): 0.00

BALANCE DUE: \$73.00

RECEIVED NOV 23 2015

Apx. 00868

WB Homes002939

**Invoice**

Date	Invoice #
4/21/2016	39748

Bill To
W B Homes Inc 404 Summerytown Pike, Suite 200 North Wales, PA 19454

Ship To
CLUBVIEW@ INDIAN VALLEY 398 AUGUSTA DRIVE TELFORD, PA PISONI RESIDENCE

Rep	S.O. No.	P.O. No.	Terms
RM	38599	10097-001	Net 45

Description	Site	Qty	Rate	Amount
SILVERLINE ORDER #22965244 WB/PISONI RESIDENCE 1-3/0X5/0 DH, 4 9/16 EXT JAMB, FULL SCREEN, CONTOUR COLONIAL GRIDS, LOWE	QUAKE...	1	232.59	232.59

Subtotal \$232.59

50% Deposit required on all special orders. All returns are subject to a restocking charge.

Sales Tax \$13.96

Total \$246.55

Payments/Credits \$0.00

Balance Due \$246.55

Phone #	Fax #	Web Site
215-538-2333	215-538-9933	www.atlanticbuildingproducts.com

Apx. 00869

WB Homes002940

Campbell Brothers Plumbing, Inc.

255 East Paletown Road
Quakertown, PA 18951**Invoice**

Date	Invoice #
7/22/2016	5293

Bill To
W. B. Homes 404 Summeytown Pike Suite 200 North Wales, PA 19454

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			7/22/2016			
Quantity	Item Code	Description			Price Each	Amount
	14 Plumbing	JOE PISONI 398 AUGUSTA DRIVE TELFORD <u>REPLACE</u> OUTSIDE HOSE BIB PER DAVE MCGUIRE Plumbing CVIV # 21			250.00	250.00
					Total	\$250.00

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WB Homes002941



The OMNIA Group, Inc.
323 S YORK ROAD
HATBORO, PA 19040

INVOICE

Invoice Date: 11/30/16
Due Date: 12/30/16
Total Amount: \$160.00
Number: 20926
PO Number: Jack Boyd Request
Terms: Net 30
Project: 14078-

WB Homes
404 Sumneytown Pike
Suite 200
North Wales, PA 19454

INVOICE SUMMARY

Description	Amount
CLUB VIEW AT INDIAN VALLEY BENNINGTON LOT 21	\$160.00
Design Development for elevations for client eliminating stucco.	
TOTAL AMOUNT DUE	\$160.00

Thank you for your business!

Credit Card payments subject to 3.5% processing fee.
Finance charge of 1.5% will be added on past due balances.

www.theomniagroup.com

Creativity Delivered!

215-442-1780

Apx. 00871

WB Homes002942



The OMNIA Group, Inc.
323 S YORK ROAD
HATBORO, PA 19040

RECEIVED DEC 19 2016

INVOICE

Invoice Date: 12/14/16
Due Date: 01/13/17
Total Amount: \$160.00
Number: 20954
PO Number: Jack Boyd
Terms: Net 30
Project: 16122-Club View at Indian Valley

WB Homes
404 Sumneytown Pike
Suite 200
North Wales, PA 19454

INVOICE SUMMARY

Description	Amount
BENNINGTON LOT 21 Elevation designs to show owner with stucco replacement issue.	\$160.00
TOTAL AMOUNT DUE	\$160.00

Thank you for your business!

Credit Card payments subject to 3.5% processing fee.
Finance charge of 1.5% will be added on past due balances.

Creativity Delivered!

www.theomniagroup.com

215-442-1780

Apx. 00872

WB Homes002943



WARMINSTER BRANCH
ATLANTIC BUILDING PRODUCTS
56 ASH CIRCLE
WARMINSTER, PA 18974-4800
Telephone: 215-672-1400

INVOICE

Case 2:21-cv-03977-MAK Document 19-22 Filed 01/25/22 Page 25 of 79

Page 1 of 1

INVOICE NO.	V613559
INVOICE DATE	04/10/17
DUE DATE	05/25/17
CUSTOMER NO.	909490
REMIT TO:	
ATLANTIC BUILDING PRODUCTS PO BOX 415896 BOSTON, MA 02241-5896	
WAREHOUSE:	
WARMINSTER BRANCH ATLANTIC BUILDING PRODUCTS 56 ASH CIRCLE WARMINSTER, PA 18974-4800 Telephone: 215-672-1400	

SOLD TO:

83 5 SP 1.820 E0004X 10062 D2383766767 S2 P4161337 0001:0023



W B HOMES INC
404 N SUMNEYTOWN PIKE STE 200
NORTH WALES PA 19454-2537

SHIP TO:

W B HOMES INC
398 AUGUSTA DRIVE
TELFORD, PA 18969

SLS	SHIP VIA	TERMS
351	OUR TRUCK	NET 45 DAYS

CUSTOMER PURCHASE ORDER NO.		TAX	JOB # AND NAME		ORDERED BY	
DAVE M		6.000	ICLUBVIEW		DAVE M	
PRODUCT	DESCRIPTION		U/M	QUANTITY	UNIT PRICE	EXTENSION
WLFSH344896	WLF PVC SMOOTH SHT 3/4"X48"X96"		PC	2	140.8500	281.70
SIGN UP NOW TO PAY YOUR BILLS AND MANAGE YOUR ACCOUNT ONLINE. CONTACT THE CREDIT DEPARTMENT TO GET STARTED: CALL (877) 552-5749 OR EMAIL CREDIT@QUALITYROOFINGSUPPLY.COM						
RECEIVED APR 21 2017						

RECEIVED APR 21 2017

RECEIVED BY	SUB-TOTAL	TAX	HANDLING/RESTOCK	SHIPPING	TOTAL AMOUNT
	281.70	16.90	.00	.00	298.60

ALL SALES ARE SUBJECT TO THE ACCOMPANYING OR PRE-APPROVED TERMS AND CONDITIONS, INCLUDING WARRANTY, DISCLAIMER AND LIMITATIONS OR REMEDIES

Apx. 00873

WB Homes002944

Foundation Restoration, LLC
 3425 B Bethlehem Pike
 Souderton, PA 18964 US
 267-897-4009
 workorders@foundationrestora
 tions.com
 http://www.foundationrestoratio
 ns.com

Invoice 0088

BILL TO

WB Homes, Inc.
 404 Sumneytown Pike
 Suite 200
 North Wales, PA 19454

DATE
05/15/2017

DUE DATE
08/04/2017

SERVICE ADDRESS

398 Augusta Dr Telford

ACTIVITY

Foundation repair
 Repair leaking foundation crack on front wall

AMOUNT

425.00

TOTAL DUE

3425.00

THANK YOU

RECEIVED 05 03 2017

We also install industrial quality deck, garage, and balcony coatings. Call 267 328 6654 for more info.

Apx. 00874

WB Homes002945

Exterior Options Inc
P.O. Box 80
Flourtown, PA 19038
(215) 830-9899
exteriorwalls@gmail.com

INVOICE

BILL TO

WB Homes
404 N. Sumneytown Pike
North Wales, PENNSYLVANIA
19454

INVOICE # 1108

DATE 04/26/2017

DUE DATE 05/26/2017

TERMS Net 30

ACTIVITY

✓ Remediation

Page #9 and #10 remove the existing stucco off on small return wall. Repair any damaged framing. Install a new stucco system. Skim coat and color coat the stucco panel and two stucco panels going up the roof line.

QTY	RATE	AMOUNT
1	1,216.00	1,216.00

✓ Remediation

Page #11 remove the existing stucco off the entire garage gable. Repair any damaged framing. Install a new stucco system. Remove and replace one window. Supply and install 8 blockers.

1	24,240.00	24,240.00
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✓ Remediation

Page #12 remove the existing stucco off the far right panel and the return wall of the breakfast room. Repair any damaged framing. Install a new stucco system. Remove and replace the patio steps to install an azec panel.

1	10,000.00	10,000.00
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✓ Remediation

Page #14 skim coat and color coat the two gable ends after the four corners at the gutter ends where cut open and repaired.

1	7,438.00	7,438.00
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✓ Misc

Cut in two kick out flashings at the front porch roof lines in the stone.

1	2,000.00	2,000.00
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✓ Misc

Caulk all windows in the stucco panels.

1	3,655.00	3,655.00
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CVIV Lot #21 Pisoni

BALANCE DUE

\$48,549.00

There will be no warranty on wall panels that are skimmed coat only.

Apx. 00875

WB Homes002946

Exterior Options Inc
P.O. Box 80
Flourtown, PA 19038
(215) 830-9899
exteriorwalls@gmail.com

INVOICE

BILL TO

WB Homes
404 N. Sumneytown Pike
North Wales, PENNSYLVANIA
19454

INVOICE # 1135

DATE 06/06/2017

DUE DATE 07/06/2017

TERMS Net 30

ACTIVITY

Stucco

Supply and install skim coat and color coat on the back walls. This price includes the daylight steps.

QTY	RATE	AMOUNT
1	11,232.00	11,232.00

Stone

Remove the stone on the upper right corner. Repair the damaged sheathing. Supply and install new stone.

1	3,000.00	3,000.00
---	----------	----------

398 Augusta Dr.

BALANCE DUE

\$14,232.00

398 Augusta Dr. Telford, PA 18969

Pisoni family out-of-pocket expenses due to water infiltration and remediation performed by WB Homes.

Expense	Provider	Cost
Stucco Inspection	The Green Valley Group	\$1,200
3 yards Black-dyed mulch (delivered):	The Mulch Barn	\$120
2 curtains dry-cleaning	Thoroclean Collegeville	\$148
Carpet Cleaning	Stanley Steemer	\$110
Kilz	Walmart	\$8
White Ceiling Paint	Sherwin Williams	\$14
Replace two shrubs - Godshall side of house	Green Acres Nursery	\$57
Replace ornamental grass	Farm & Garden Station	\$15
Baseboard molding	Lowe's	\$21
Drywall	Lowe's	\$11
		<u>\$1,704</u>

Pat Shari

From: Pisoni, Joseph <Joseph.Pisoni@fmr.com>
Sent: Tuesday, August 29, 2017 2:43 PM
To: Jack Boyd; Pisoni, Joseph
Cc: Dave McGuire; Pat Shari
Subject: Stucco Remediation Expenses - 398 Augusta Dr.
Attachments: Pisoni Stucco Remediation Expenses_398 Augusta.pdf

Good afternoon Jack,

I hope you had an enjoyable summer.

Last weekend I completed the final repairs of damages resulting from our stucco remediation. The attached report documents the out-of-pocket expenses my family has endured as a result of the water infiltration in our home and subsequent remediation process. \$1,704 represents pure dollar costs to my family and does not include any amount for time, my labor, or other incidentals or damages such as materials, supplies, travel, inconvenience, etc. I've kept this as simple as possible in an effort to bring this matter to a swift and complete resolution.

I do want you to know we appreciate WB's attention and assistance with the situation and likewise look forward to your cooperation with this final matter of reimbursement for reasonable costs incurred. If you could please confirm receipt of this email and remit payment within 14 days that would be appreciated.

Please do not hesitate to contact me if you have any questions.

Thanks

Joe Pisoni

Joe Pisoni

Vice President, Managing Director

Relationship Management

Workplace Investing

Mailing Address:

Fidelity Investments

200 Seaport Blvd. V6A

Boston, MA 02210

Office: Telford, PA

tel: 859.444.0101

fax: 859.392.4072

Email: joseph.pisoni@fmr.com

Check out Fidelity ForumSM at <http://www.fidelity.com/fidelityforum> — a one-stop Web site for employers that focuses on public policy, fiduciary, regulatory and investment issues that may impact your organization most.

Notice: All e-mail sent to or from Fidelity Investments is subject to retention, monitoring and/or review by Fidelity personnel.

Please note that Fidelity is unable to accept orders left over voicemail or email regarding any account.

Payment for Inspection | ISN

Page 1 of 1



Receipt for transaction

Name on card: Joseph Pisoni

Amount: \$1,200.00

Date/Time: 03/05/2017 10:05PM

Inspection: 398 Augusta Dr, Telford, PA 18969 on 02/27/2017 2:00PM

The Green Valley Group

(610) 347-0620

kevin@thegreenvalleygroup.com



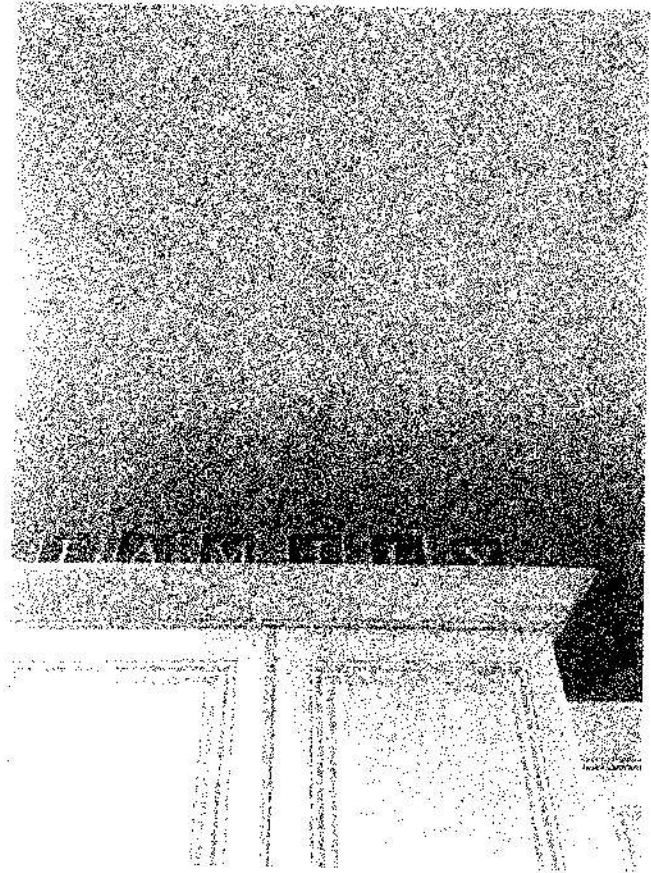
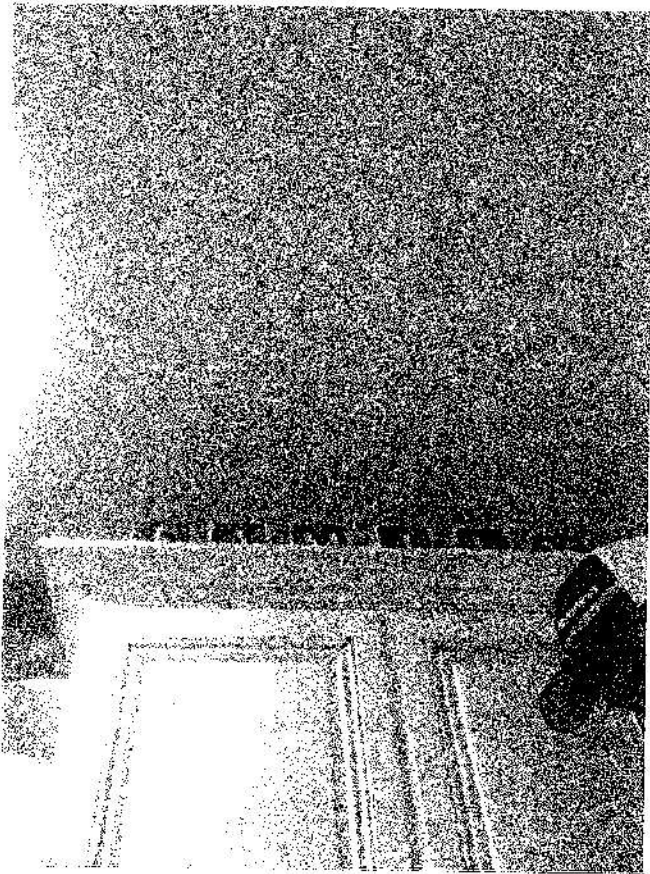
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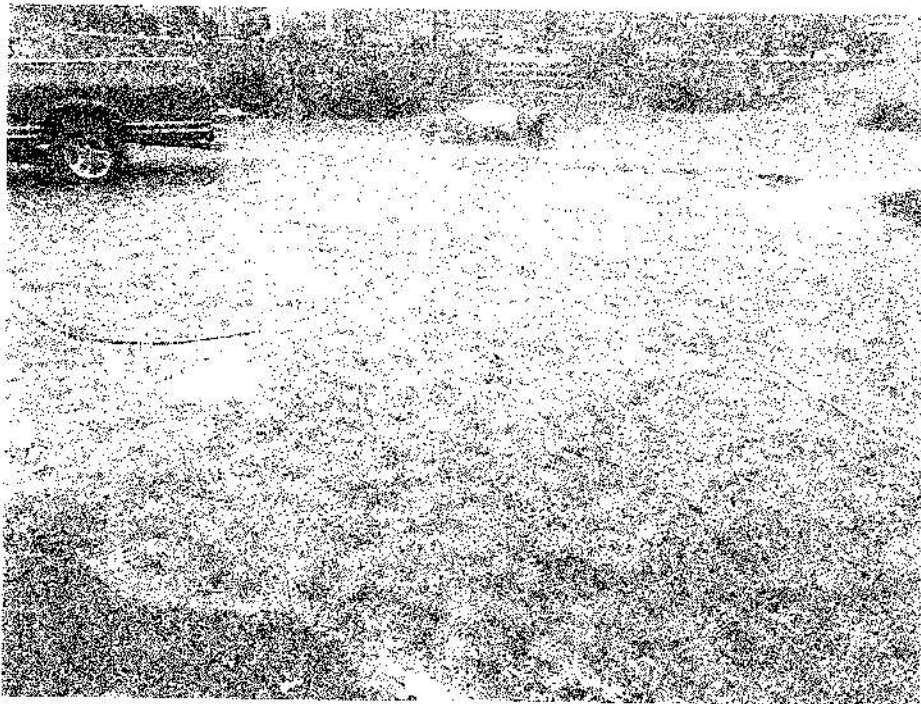
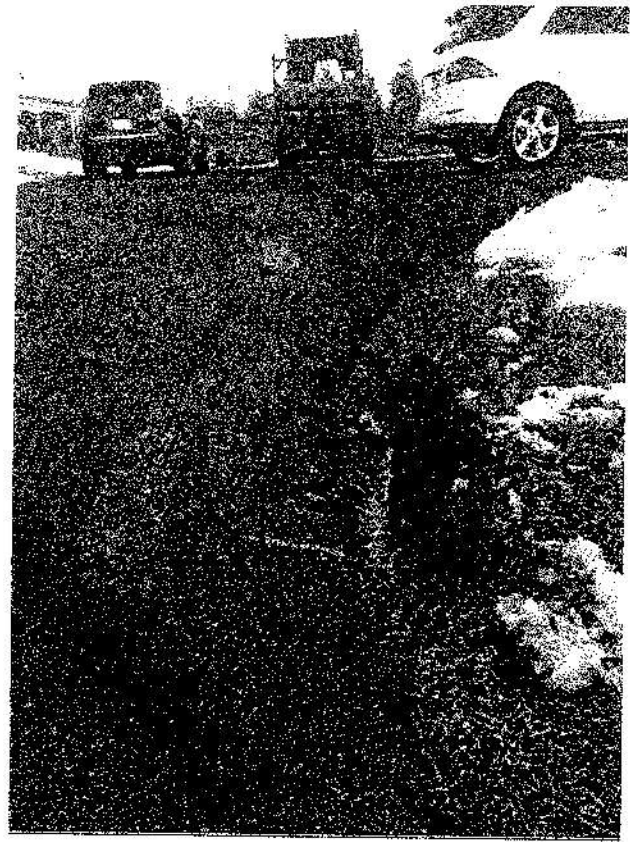
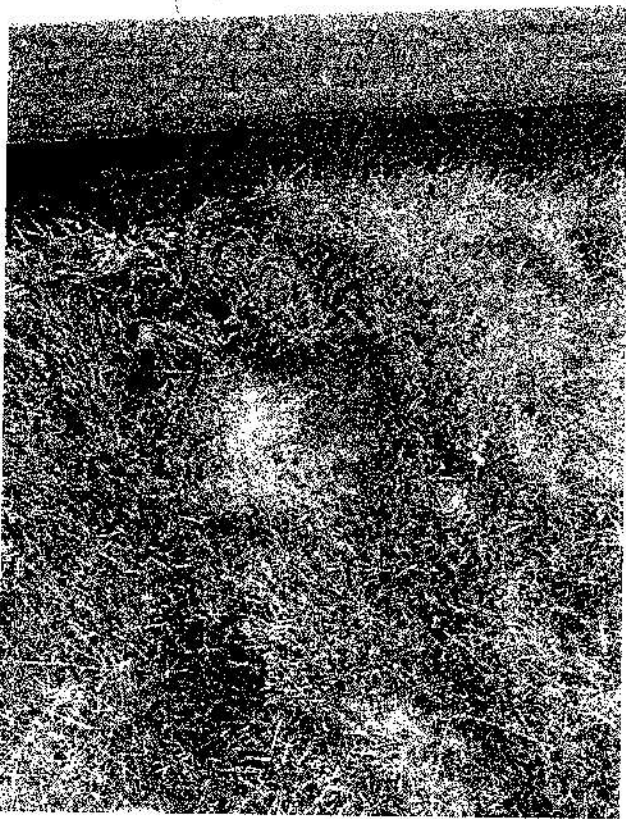
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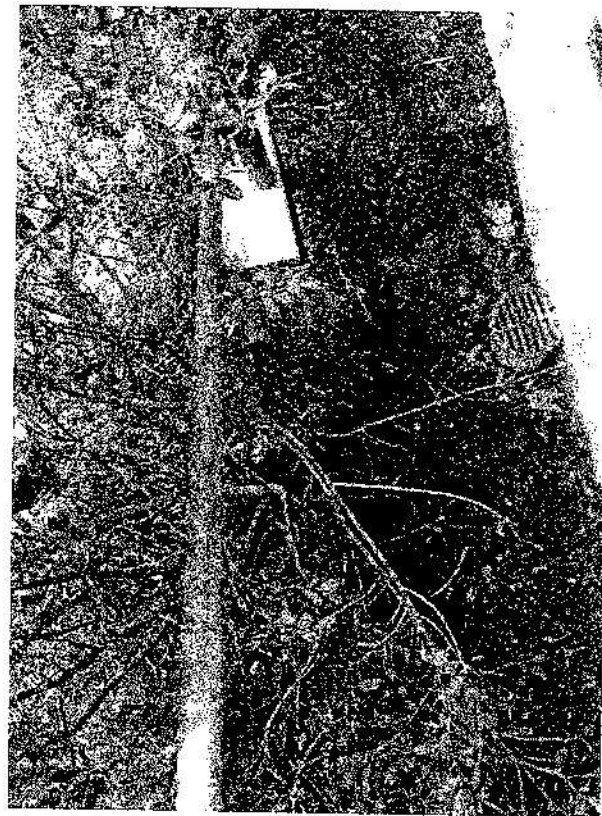
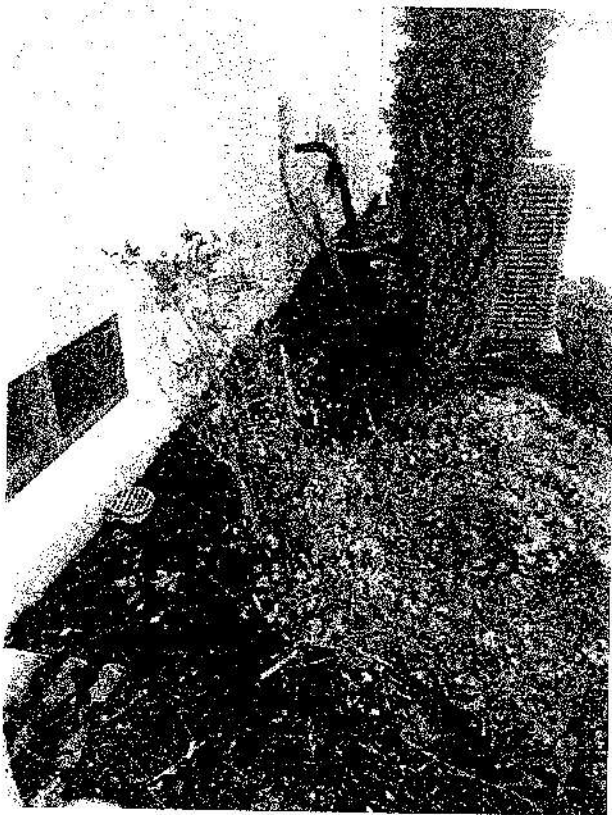
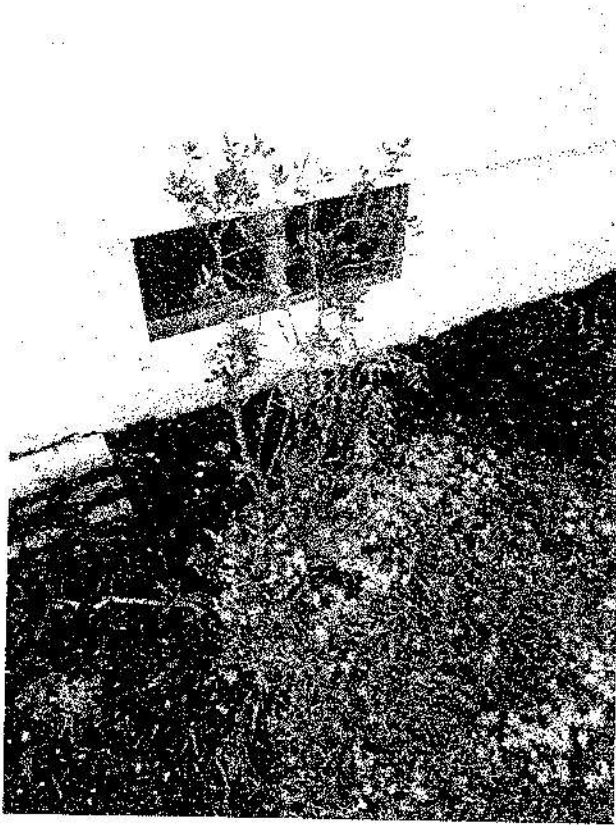
WB Homes002950

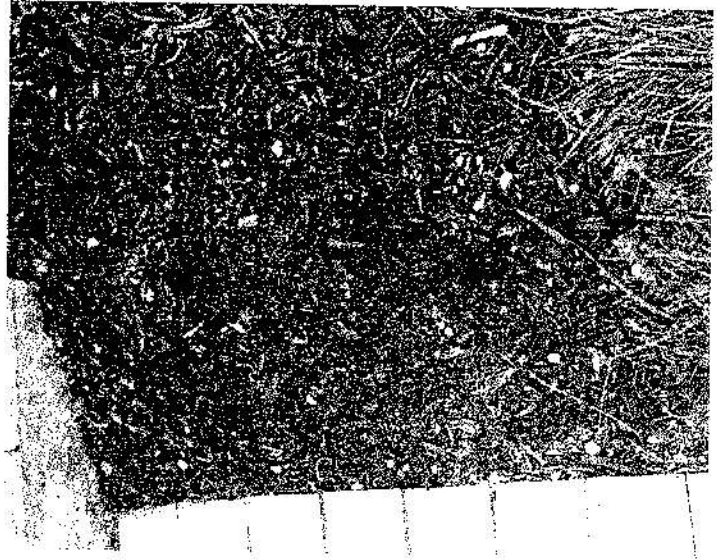
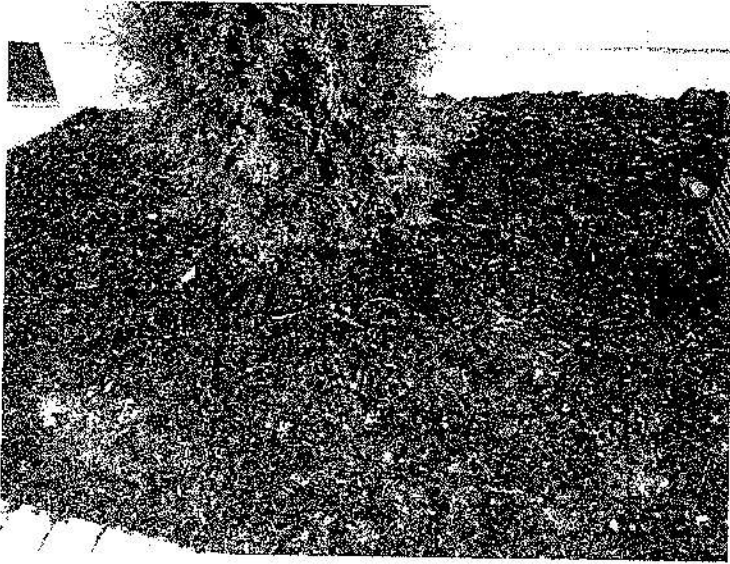


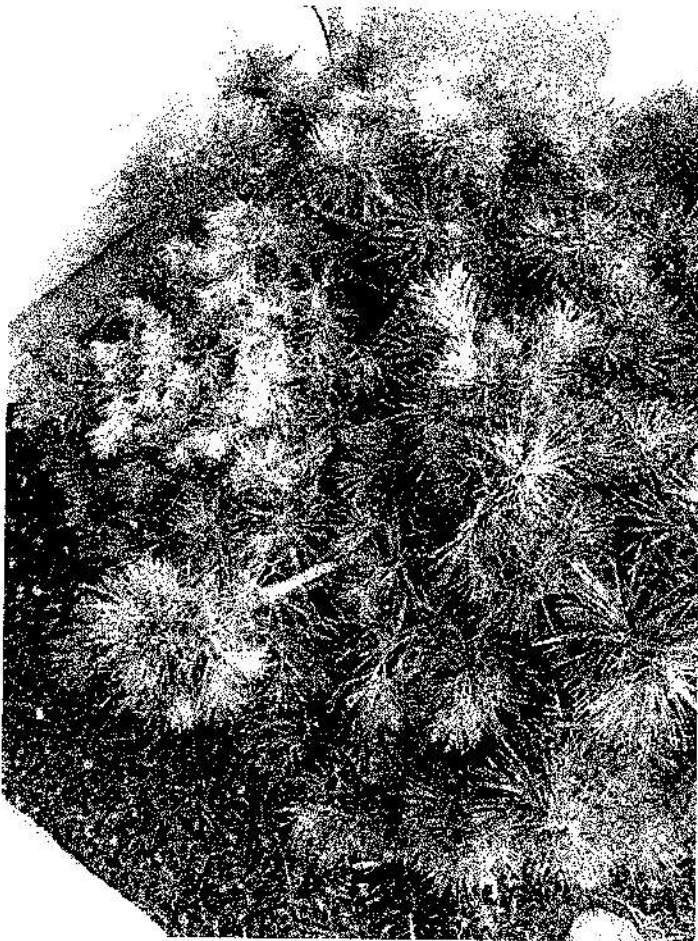


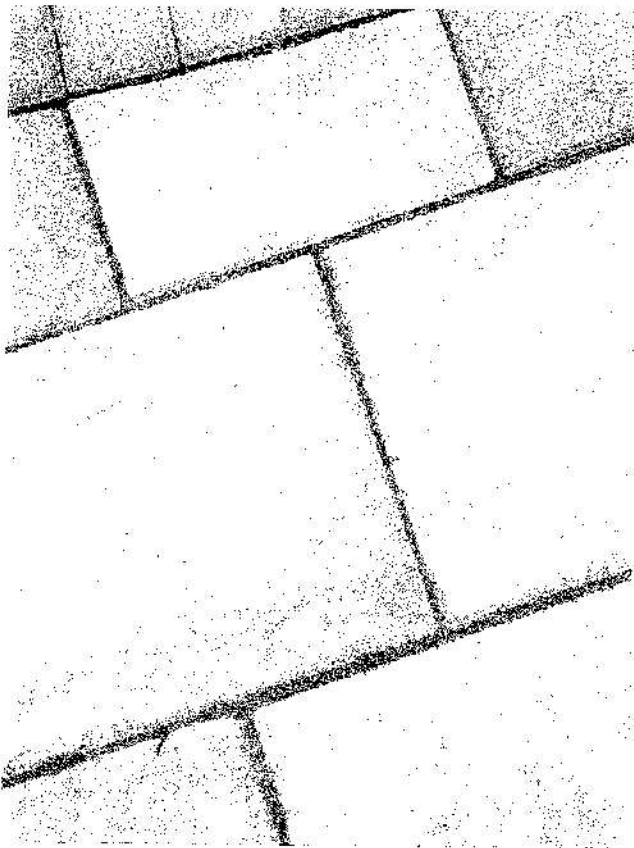
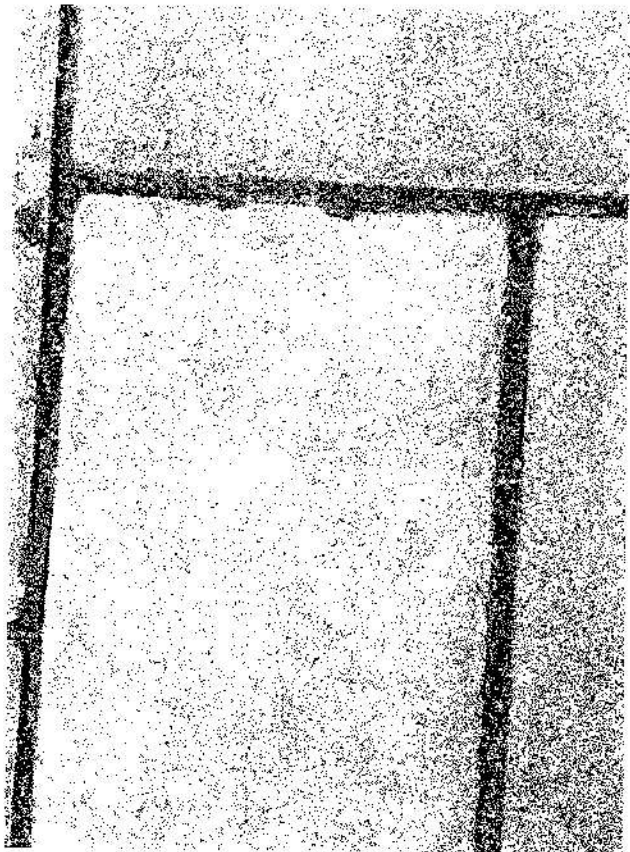
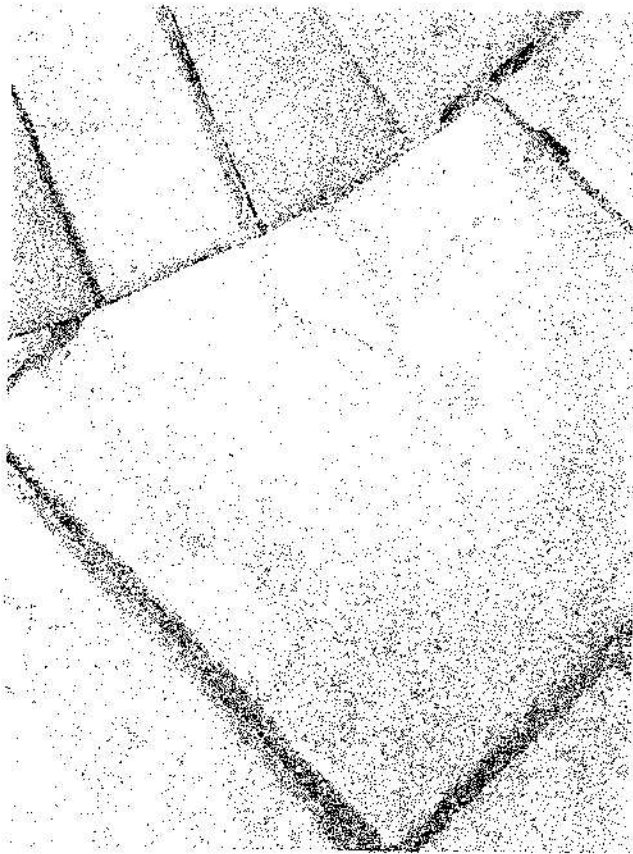












Foundation Restoration,
LLC
3425 B Bethlehem Pike
Souderton, PA 18964 US
267-897-4009
workorders@foundationre
storations.com
http://www.foundationrest
orations.com



Invoice 6121

BILL TO

WB Homes, Inc.
404 Sumneytown Pike
Suite 200
North Wales, PA 19454

DATE
09/26/2017

PLEASE PAY
\$425.00

DUE DATE
10/26/2017

SERVICE ADDRESS

398 Augusta Dr Telford PA 021121

ACTIVITY

Foundation repair
Repair leaking foundation crack on front wall of
basement

AMOUNT

425.00

This was completed 6/16/17. Not sure why it was not
billed. Apologies...

TOTAL DUE

\$425.00

THANK YOU.

Your single source for leaks, cracks, structural repairs and coatings.

Apx. 00888

WB Homes002959



Home Inspections - Thermal Imaging - Building Envelope Forensics

Building Moisture Survey

Prepared For:

**Joe Pisoni
398 Augusta Dr
Telford PA 18969**



EXTERIOR
DESIGN
INSTITUTE



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PICTURES OF YOUR HOME)..... 30

Date: 2/27/2017	Time: 02:00:00 PM	Report ID: 170227 PISONI
Property: 398 Augusta Dr Telford PA 18969	Customer: Joe Pisoni	Real Estate Professional:

Dear Joe Pisoni,

The property at 398 Augusta Dr, Telford, PA 18969 was the subject of a visual, moisture meter or an infrared (IR) survey on 2/27/2017. Areas agreed and designated by the client for this survey are listed in this document.

The Green Valley Group, an Authorized MoistureFindIR™ and Exterior Design Institute Contractor, was retained for a visual inspection, an invasive inspection through probe testing and if deemed necessary by Inspector, thermal imaging or core samples (to gather more detail) of the building of the target areas in an effort to identify areas of suspect moisture and to document the areas for further review. Further investigations of these areas or destructive testing may reveal additional conditions that were not readily visible at time of inspection. This report is based on information obtained at the site at the given date and time. We document our findings with a visual photograph and or an infrared thermogram of the area. The purpose of any infrared thermography service is to thermally map moisture presence in given locations. Atmospheric conditions and time of day all affect whether thermal imaging can be accurately performed during the inspection. Due to tight scheduling during the day and weather changes, not all inspections can be subject to thermal imaging. Our inspection is designed to comply with accepted industrial standards when at all possible and will be performed in a non-destructive manner, however at times destructive testing may be necessary. Our inspection is not meant to be a guarantee of all affected areas; only those that reveal themselves at the time of the inspection to our moisture detection tools such as infrared thermography, moisture meter technology, visual and our experience.

This Inspection Report is copyrighted by The Green Valley Group for our use and the private use of our Client. It is not intended for the use of, nor is it to be relied upon by, any other party. Any other use of this Inspection Report without the consent of The Green Valley Group is prohibited. The report is based on the information available to us at this time as described in the report. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted. Some anomalies were verified by using a moisture meter to check the moisture content. We can make no representations regarding conditions that may be present but concealed or inaccessible during the survey. With access and an opportunity for inspection, additional reportable conditions may be discovered. Inspection of the inaccessible areas will be performed at an additional cost after access is provided. Please note that the provision of a scope of work for remedial repairs is not the purpose of this inspection. Further investigation may be needed to determine the extent of water damage, if any, hidden defects and how best to modify your home to address any moisture problems that may be indicated by this inspection.

LIMITATIONS OF LIABILITY: Because this is a limited inspection, we can make no guarantee, expressed or implied, that our observations and/or random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems

found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result. The inspector can only observe conditions and measure moisture present at the time of our visit. The test and report is not a warranty against future moisture entry or accumulation, but our best interpretation of measurements of wall moisture conditions made with the house at the time. There is no "pass/fail" or certification that any cladding or stucco is "okay."

Orientation

We will describe the locations of the various features of this property, left or right, etc., as though we were standing in the street looking at the front of building.

General Analysis

We recommend that your maintenance team or qualified contractor carefully review this report. Then, with reference to the imagery and areas denoted in the report, these areas should be physically located and given a thorough visual examination. When warranted, these areas should be subjected to a destructive investigation to confirm the analysis and determine the possible detrimental effects the moisture may have provided to the concealed building materials. We recommend a specialist conduct additional testing as needed if mold is found during any remediation to evaluate the environmental condition of the building. In addition, a Water Restoration or Remediation professional should be considered to properly contain and dry the affected building materials if applicable. Any destructive testing performed as authorized by the client must be repaired by others and is not considered in this scope of our work. Services such as interpretation of thermal patterns documented in this report and any remedial and replacement recommendations should be performed by knowledgeable experts.

We recommend all areas we locate in this report showing moisture anomalies should be evaluated further to find out the cause and repaired. Our recommendations are not intended as criticisms of the building, but rather as professional opinions regarding conditions that we observed.

Our reports are designed to be clear, concise and useful. Please review this report carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us as we would be happy to answer any questions.

Sincerely,

Kevin B. Thompson MET, ACI, CIT, EDI

Exterior Design Institute Certificate # PA101

DE State Home Inspector Licence #0000009

Infraspection Level II Certified Infrared Thermographer #8211

American Society of Home Inspectors Certified Inspector ASHI #251660

The Green Valley Group

P.O. Box 242, Unionville, PA 19375

Authorized MoistureFindIR™ and Exterior Design Institute Inspector

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing or for making repairs to this home. Any recommendations by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Further investigation may be needed to determine the extent of water damage (if any) or hidden defects and how best to modify your home to address any moisture or installation problems that may be indicated by this inspection.

Installed (IN) = I visually observed the item, component or unit, if portions of the installed item, component or unit are not visible the inspector can not comment on such, and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Limited Inspection (LI) = The elevation was not fully inspected due to limitations, client preferences or other factors.

Inadequate (INA) = The item, component or unit may be not installed, is sub-standard or not functioning as intended and we recommend further evaluation and repair by a qualified contractor.

Not Applicable (NA) = This item, component or unit is not applicable to this home or building.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.

Unknown (?) = I did not or was not able to inspect, or comment on the condition of this item, component or unit and made no representations of whether or not it was functioning as intended.

Yes = Answers a question as Yes

No = Answers a question as No

We use Delmhorst BD-2100 moisture meters. These meters have a built in calibration check system. The calibration is checked prior to each inspection and during the inspection along with the use of insulated probes. Please note that the moisture readings included in this report are the raw data recorded by the probe meters. Moisture levels are affected by ambient weather conditions and other factors, and this can result in variations between the readings taken on one day and readings taken in the same location on another day. We do take into account the changes in weather conditions when testing for substrate moisture. The holes are carefully checked for stray wire lathe that could alter the results. The holes are then blown clean and filled using Dow Corning 790 industrial sealant to match as close as possible.

In Attendance:

Owner

Type of building:

Single Family (2 story)

Approximate age of building:

Under 5 Years

Weather:

Clear

Temperature:

Between 40°F - 50°F

Relative Humidity:

Between 40% - 50%

Last Recordable Rain:

2 Days Prior

Type of Exterior:Stucco, Manufactured Stone Veneer
(MSV)**Estimated Sheathing Type:**

Oriented Strand Board (OSB)

**Weather Resistant Barrier (WRB)
(estimated):**

One Layer of Building Paper

Window Type:

Vinyl Clad

Areas Reviewed:

Manufactured Stone Veneer (MSV),
Stucco

Nature of Concern:

Stucco moisture intrusion survey

Methods Used To Inspect:

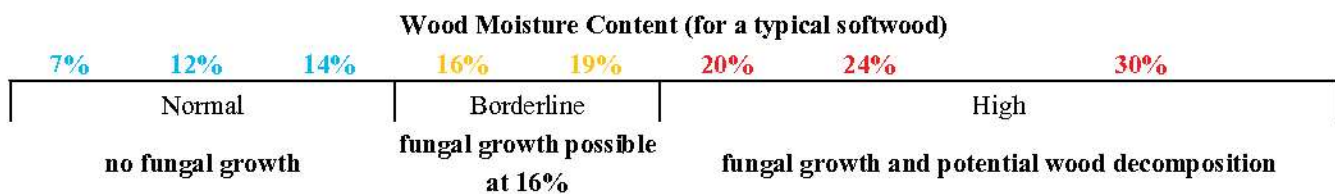
Visual, Exterior Moisture Probe Testing

1. Reading Moisture Levels

Comments:

1.0 Information About Reading Moisture Levels

Normal moisture levels for wood framing and sheathing typically range from **8% to 14%**. It is widely recognized that significant decomposition by wood-rotting fungi will occur above the fiber saturation point at **28-30%** moisture content. It is a common misconception that mold will not grow on wood if moisture content is maintained below **20%**. The use of **20%** as a minimum limit is based on moisture requirements for growth of "dry rot" fungi, **NOT SURFACE MOLD**. Extensive wood rot does require higher moisture levels (typically 28-30% or greater), but surface growth can occur at **16%** and higher.



Scales Meaning:

8-14 = Readings are common to construction grades, air dried lumber and "healthy" residential substructures (beneath first floor in crawl spaces). These are the readings desired.

16-19 = Readings indicate a possible elevated level of wood moisture. Such readings should alert the homeowner to look for a source of excess moisture. The excess moisture source should be corrected if found.

20-24 = Readings indicate a serious problem somewhere. The excess moisture source must be immediately corrected, and the situation carefully monitored until the WMC returns to the 12-15 range.

25-30 = Actual, and often extensive, damage is evident when readings reach this level. The substructure may show decayed areas, ranging from small to very large, of rotten floor joist, sills, and subflooring. Often this is the "too late" level of reading for correcting problem situations without repair costs in the thousands of dollars.

NUMBERS% = Posted on the below images are the moisture readings taken in that location at the time of the inspection.

"S" or "Soft" = Indicates soft substrate which could be due to moisture intrusion and/or frequent wetting and drying cycles. Further investigation is recommended.

"NR" = Indicates no resistance of the sheathing which in most cases suggests the sheathing has deteriorated, rotted or was not present to test. In most cases this is the worst reading or data point to find. Further investigation is recommended.

"I" = Indicates the moisture reading was taken from the interior through the drywall to the back side of the sheathing.

"r" = Indicates the moisture reading was take from the interior through an electrical receptacle to the back side of the sheathing.

"C" or Celotex = Is a note that an foam or insulating type sheathing was found to be installed in that general location.

"W" of Wood = Is a note that a wood based sheathing was found to be installed in that general location.

K=Indicates installed kickout flashing, **K**=Indicates inadequate kickout flashing, **K**=Indicates missing kickout flashing.

2. Front Elevation

Important Note: The test equipment is used to help locate problem areas. It must be understood that the results of the test equipment are not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction details within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation and or problem areas in need of evaluation and repair.

Comments:

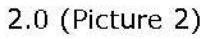
2.0 Front Elevation Moisture Readings

Inspected

- **Observation:** Elevated moisture levels noted on this elevation.
- **Observation:** No resistance of the sheathing was noted on this elevation.
- **Observation:** Missing kickout flashing was noted on this elevation.
- **Observation:** The stucco and manufactured stone veneer is not adequately sealed around the windows, doors and other penetrations.
- **Observation:** The stucco and manufactured stone veneer is not adequately terminated or sealed at the fascia boards, rake boards, soffit returns and other terminations.
- **Recommendation:** We recommend destructive testing with further review and repair as needed.



2.0 (Picture 1)





2.0 (Picture 3)

3. Left Elevation

Important Note: The test equipment is used to help locate problem areas. It must be understood that the results of the test equipment are not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction details within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation and or problem areas in need of evaluation and repair.

Comments:

3.0 Left Elevation Moisture Readings

Not Inspected

No moisture probe testing performed on this elevation. This elevation is under construction by the builder due to leaks at the windows, rake boards and possibly at the original expansion joint. All details have been covered with rain screen and some wire. No inspection of the new details was performed. It is recommended that the original cause be disclosed by the builder so that any proactive repairs can be made on the other walls if needed.



3.0 (Picture 1)



3.0 (Picture 2) Client supplied photo

4. Rear Elevation

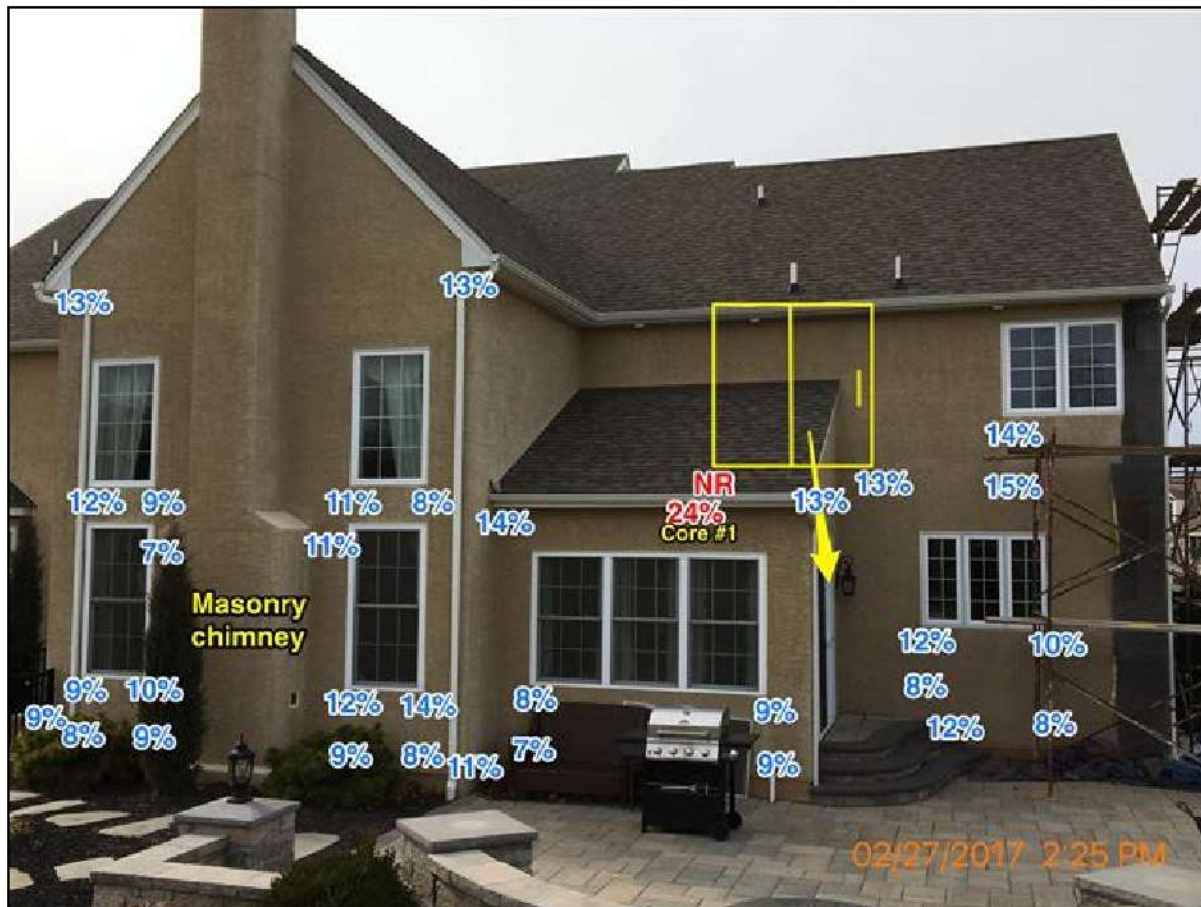
Important Note: The test equipment is used to help locate problem areas. It must be understood that the results of the test equipment are not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction details within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation and or problem areas in need of evaluation and repair.

Comments:

4.0 Rear Elevation Moisture Readings

Inspected

- **Observation:** Elevated moisture levels noted on this elevation.
- **Observation:** No resistance of the sheathing was noted on this elevation.
- **Observation:** Missing kickout flashing was noted on this elevation.
- **Observation:** The stucco is not adequately terminated or sealed at the fascia boards, rake boards, soffit returns and other terminations.
- **Recommendation:** We recommend destructive testing with further review and repair as needed.



4.0 (Picture 1)



4.0 (Picture 2)

5. Right Elevation

Important Note: The test equipment is used to help locate problem areas. It must be understood that the results of the test equipment are not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction details within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation and or problem areas in need of evaluation and repair.

Comments:

5.0 Right Elevation Moisture Readings

Inspected

- **Observation:** Elevated moisture levels noted on this elevation.
- **Observation:** The stucco is not adequately terminated or sealed at the fascia boards, rake boards, soffit returns and other terminations.
- **Recommendation:** We recommend destructive testing with further review and repair as needed.



5.0 (Picture 1)

6. General Observations

The below photos (or videos) are detail photos of the inspected property. These photos are provided in order to present some of the inspected items in greater detail which were found and noted within the General Observations section. We recommend that your maintenance team or a qualified contractor carefully review these items. Then, with reference to the imagery and areas denoted in the report, these areas should be physically located and given a thorough visual examination. When warranted, these areas should be subjected to repair, monitoring or destructive investigation to confirm the analysis and determine the possible detrimental effects that these items noted may have caused to the concealed building materials. We recommend a specialist conduct additional testing as needed if mold is found during any remediation to evaluate the environmental condition of the building.

Comments:

6.0 Expansion Relief Installed Around Windows/Doors?

Yes, No

Expansion relief was not installed around the perimeter of the windows or doors of the MSV as is required by most manufacturers. By not installing the expansion relief the stresses imposed by the stucco can cause failure of the window miter joints that can lead to unseen water intrusion to the wall cavities.

6.1 Caulking Around Window Frames?

Yes, No, Inadequate

(1) Case bead and caulk joints were visibly noted to be installed around the windows.



6.1 (Picture 1)

(2) The caulk joints were noted to be failing adhesively.

A foam material was noted between the windows and case bead which prevented proper adhesion of the caulk joint.



6.1 (Picture 2)



6.1 (Picture 3)



6.1 (Picture 4)

(3) The manufactured stone veneer is not adequately sealed around the windows or other penetrations.



6.1 (Picture 5)

6.2 Caulking Around Door Frames?

Yes, No, Inadequate

(1) The caulk joints are failing adhesively



6.2 (Picture 1)



6.2 (Picture 2)

(2) The manufactured stone veneer is not adequately sealed around the doors or other penetrations.



6.2 (Picture 3)

6.3 Window Joints / Miters Sealed?

Unknown

6.4 Door Joints / Miters Sealed?

No

Openings and voids in the sill and jamb intersection can lead to bulk water intrusion. The best way to help manage moisture entry is with the use of proper sill pan flashing installed under the windows and doors with the use of caulking as well.



6.4 (Picture 1)



6.4 (Picture 2)

6.5 Door Head Flashing Installed?

Yes

Example of installed door head flashing



6.5 (Picture 1)

6.6 Window Head Flashing Installed?

Yes

(1) Example of installed head flashing



6.6 (Picture 1)



6.6 (Picture 2)

(2) Window head flashing was installed on the MSV, however it is flat and in some instances it has a negative pitch toward the home. This may force bulk water behind the cladding. Correcting the pitch is recommended or the installation of sealant end dams incorporated with proper sealant joints on the sides and bottom.



6.6 (Picture 3)

6.7 Caulking Around Utility Penetrations?

No

(1) The stucco is not adequately sealed around the utility penetrations.



6.7 (Picture 1)



6.7 (Picture 2)



6.7 (Picture 3)

(2) Some utility penetrations have been sealed post construction.



6.7 (Picture 4)

6.8 Flat Accents Caulked, Angled or Flashed?

Yes

6.9 Caulking At Dissimilar Materials?

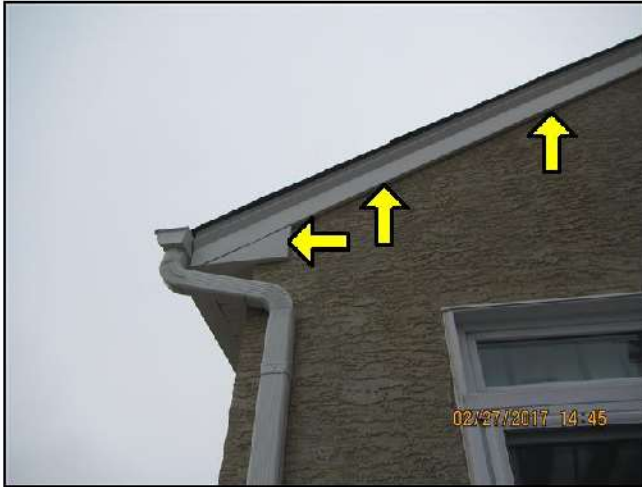
No

The stucco and manufactured stone veneer was not adequately sealed at dissimilar materials.

6.10 Soffit, Frieze & Fascia Boards Caulked or Proper Drip Edge?

No

(1) The stucco is not properly sealed at the rake boards, fascia boards, soffit returns or other terminations.



6.10 (Picture 1)



6.10 (Picture 2)



6.10 (Picture 3)



6.10 (Picture 4)



6.10 (Picture 5)



6.10 (Picture 6)

(2) A sealant joint was installed along one of the rake board/soffit returns at the front of the home, but it was failing adhesively and elevated moisture readings were noted.



6.10 (Picture 7)



6.10 (Picture 8)

6.11 Kickout Flashing Installed?

Yes, No

(1) Example of installed kickout flashing.



6.11 (Picture 1)



6.11 (Picture 2)

(2) Kickout flashing was not installed at the roof/wall intersections at the front of the home and the rear of the home.



6.11 (Picture 3)



6.11 (Picture 4)



6.11 (Picture 5)



6.11 (Picture 6)

(3) A larger one piece kickout was installed over and original smaller two-piece kickout. This appears to have happened at the time of construction. It is not clear why the original inadequate kickout was not pulled when installing the new ones. That would have been a more adequate installation. A nail was noted through the kickout in a few locations. This may present a leak point. The back sides of the kickouts needs to be sealed.



6.11 (Picture 7)



6.11 (Picture 8)

(4) One of the kickouts at the rear of the home was split at the time of installation. This may allow water bypass.



6.11 (Picture 9)

6.12 Chimney Cap Installed?

No, Not Inspected

Masonry Chimney

6.13 Chimney Flashing?

Unknown

6.14 Deck Ledger Flashing Installed?

Not Applicable

6.15 Porch / Stoop Flashing?

Unknown

The stoop has been installed above the homes framing line without the visible installation of adequate drainage provisions. This may cause excessive moisture to be held against the home which can overwork the weather resistant barriers causing elevated moisture levels in the wood framing directly behind this location.



6.15 (Picture 1)



6.15 (Picture 2)

6.16 Column Flashing?

Not Applicable

6.17 Weep Screed or Means of Drainage Installed?

Yes

A provision for drainage or "weep screed" was installed.



6.17 (Picture 1)



6.17 (Picture 2)

6.18 Control Joints Installed at Floor Lines?

Yes, No

6.19 Cladding Terminated 1"-2" Above The Roof?

No

6.20 Cladding Terminates At Porch or Addition Roofs?

Yes

6.21 Gutter or Downspout Deficiencies?

Not Inspected

6.22 Cladding Terminated Above Grade?

Yes

6.23 Adequate Slope Of Grading?

No

(1) The landscaping mulch is above the weep screed on the front of the home. This should be lowered to allow proper drainage.



6.23 (Picture 1)

(2) The grading near the basement egress at the front of the home is lower than the rest of the landscaping, which may pool water in this area.



6.23 (Picture 2)

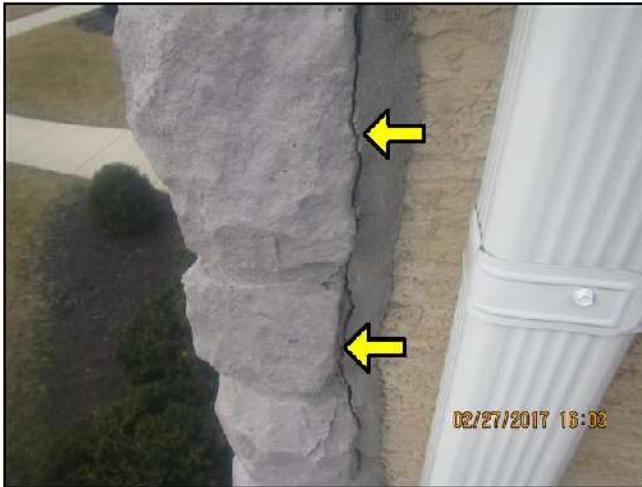
6.24 Cladding Terminated Above Paved Surfaces?

Yes

6.25 Cracks Or Impact Damage?

Yes

(1) Cracking and loose mortar was noted along the edge of the MSV.



6.25 (Picture 1)

(2) Broken stones were noted at the base of the MSV wall.



6.25 (Picture 2)

6.26 Delaminating From Substrate?

No

6.27 Prior Repairs or Painting Noted?

Yes

The left side of the home is undergoing a stucco remediation currently.

6.28 Evidence Of Sprinkler Overspray?

No

6.29 Stucco Average Thickness 3/4" - 7/8"?

Yes

The stucco was applied at an approximate maximum thickness of 1"



6.29 (Picture 1)

6.30 Evidence Of Pest Infestation?

No

6.31 Visible Water Staining On The Interior?

Not Inspected

6.32 Attic Inspection At Gables?

Not Inspected

6.33 Over Fastening Observed?

Not Inspected

6.34 Correct Fastener Length?

Not Inspected

6.35 Crawl Space / Basement Inspection?

Not Inspected

6.36 Evidence Of Moisture Intrusion At The Band Board Or Sill?

Not Inspected

6.37 Moisture Probe Testing?

Yes

Example of elevated moisture levels noted utilizing a calibrated and insulated moisture meter.



6.37 (Picture 1)



6.37 (Picture 2)

6.38 Core Sampling

Yes

A core sample was taken at the rear of the home.

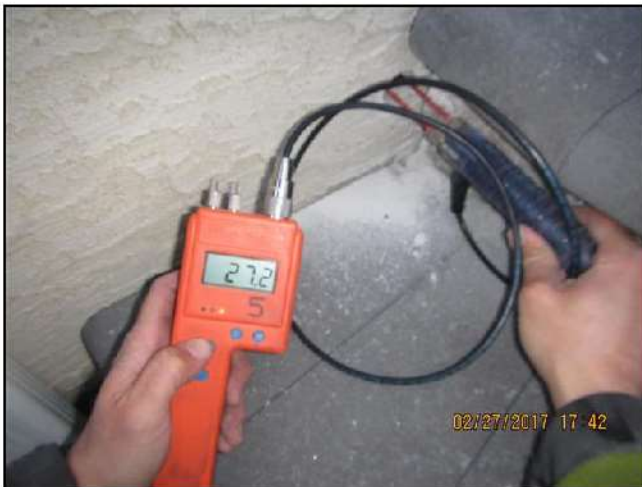
Wet sheathing was noted.



6.38 (Picture 1)



6.38 (Picture 2)



6.38 (Picture 3)

7. Summary and Recommendations

Comments:

7.0 Summary & Recommendations

The Green Valley Group was retained to help evaluate the cladding for possible moisture intrusion. Upon Inspecting, areas of concern were noted.

The inadequate installation of the cladding, flashing or failing fenestrations has caused water penetration to some walls of this home. Portions of the sheathing at and below windows, doors, missing flashing locations and at the foundation/framing areas where elevated moisture levels were noted may be deteriorating. Some internal structural deterioration is also possible.

Kickout flashing was not installed in some locations. Kickout flashing is a special type of flashing located at roof/wall intersections that diverts rain water away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope. Several factors can lead to rain water intrusion, but a missing kickout flashing, in particular, often results in concentrated areas of water accumulation and potentially severe damage to exterior walls. Water penetration into the cladding can occur with little or no visible evidence on the exterior.

The stucco is not properly terminated or sealed around the windows and doors of the MSV wall. This poses expansion stresses on the windows or doors that can cause the miter joints to fail prematurely, cracking and/or the introduction of bulk water to the wall cavities.

The windows and doors on the stucco walls have been caulked and this is important to help keep bulk water out of the system. The stucco system however should not rely on caulk to keep the home dry. The only acceptable way is to rely on proper flashing as the primary water management with the addition of proper caulking of windows, fascia boards, rake boards and other details. During destructive testing of the elevated moisture areas the window and door flashing should be investigated. If the flashing is improperly applied it is recommended that all of the windows be opened proactively in order to properly correct the system and manage moisture.

The windows have not been caulked on the MSV wall and this is important to help keep bulk water out of the system. Because no elevated moisture levels were found (below the windows) we have to assume that the windows are adequately flashed. It is highly recommended that the windows, rake boards and soffit returns be kerf scraped, caulked and monitored.

Further testing can be performed by removing portions of the cladding in areas of likely deterioration. This will serve to confirm the number, type and condition of the weather resistant barrier papers used, the flashing methods, as well as the extent of any damage and/or deficiencies. After opening and learning more about the system, it is recommended that the CAUSE(S) of the failures be repaired, not just the "symptom". If the damage or deficiencies found on any one wall are too extensive, that particular entire wall should be stripped entirely and re-clad to industry standards.

It is recommended that these areas undergo further review and a remediation plan set in place.

8. General Information Pages (THESE ARE NOT PICTURES OF YOUR HOME)

Comments:

8.0 General Information For Your Review, THESE ARE NOT PICTURES OF YOUR HOME

(1)

Water Intrusion Problems Related to Unsealed Stucco Penetrations

Any penetration through the stucco that is left unsealed will allow entry of moisture or bulk water. Even an average size home can have an extreme number of penetrations, including:

1. electrical boxes
2. exterior receptacles
3. light fixtures
4. plumbing lines and faucets
5. cable TV lines
6. satellite dish mounts
7. security systems
8. gutter straps
9. shutter brackets
10. deck rail penetrations
11. gas lines
12. dryer vents
13. telephone lines
14. damaged or punctured areas of stucco

All penetrations must be sealed with a compatible sealant as recommended by the stucco system manufacturer and required by Model Codes. Damaged areas of stucco must be properly repaired to prevent water intrusion.



8.0 (Picture 1)



8.0 (Picture 2)



8.0 (Picture 3)

(2)

Water Intrusion Problems Related to Doors and Windows

Doors and windows are one of the most common leak areas in stucco buildings. Leaks can occur in these areas for a variety of reasons, including:

No caulking around perimeter of window or doorframes and thresholds. Stucco applicators are supposed to leave a 1/4" to 1/2" gap between the stucco and the frame to allow for a proper joint consisting of case bead, backer rod and manufacturer's recommended sealant. If no sealant is installed, a crack may eventually result, due to expansion and contraction, through which moisture or water can enter behind the stucco system. If the stucco installer did not leave the required joint and sealant, the situation will have to be reviewed to determine the best repair method. Often, the window manufacturers warranties are void unless proper detailing is installed around the window.

Improper or failed sealant joints. Some common reasons for joint failure include improper cleaning or joint preparation, lack of backer rod when needed to control joint depth, improper joint width (should be at least 3/8" to 1/2"), use of inappropriate sealant, or failure to tool the joints. Tooling the joint to a concave surface presses the caulk up against the joint sides to help ensure good adhesion and provides a consistent and neat appearance. Even if joints are properly installed, the life of the sealant is 5 to 20 years depending on the type and quality of sealant used. Sealants should be inspected annually and repairs made promptly.



8.0 (Picture 4)



8.0 (Picture 5)

(3)

Water Intrusion Problems Related to Doors and Windows (cont'd)

Inadequate or missing flashing. Many windows/doors are installed without the head or sill flashing which is required for stucco installations by many manufacturers and by Model codes for protection of veneered wall openings. If the leakage cannot be corrected with caulking (often it cannot), corrective repairs may be required to properly install flashing.

Improper water resistant barrier (WRB) application around windows and doors. If the WRB is not properly lapped and wrapped in the correct sequence around window and door penetrations, any water that intrudes through these areas will be funneled behind the WRB and saturate the wall cavity causing damage.

Obstructed weep holes. Many windows and doors have tracks with weep holes that are designed to catch any incidental water and weep the water to the outside of the frame. However, situations are sometimes encountered where the stucco applicator has brought the stucco up past the weep holes causing the water to "dam" up and eventually leak into the walls. These weep holes must be kept clear of stucco, caulk, etc. to allow them to fully and freely function.

Punctured window tracks or frames from security system installation. This may also void your window warranty. Sealing these penetrations will many times correct the leakage.

Many window and door units themselves leak through gaps in the door or window frame, sills, tracks and/or at the center mullion where two double hung windows join. This can sometimes be corrected by wet glazing (sealing the frame to glass) or by caulking the gaps in the frames or by making minor modifications to the window. If these measures are not effective, the windows or doors will have to be repaired or replaced with a higher quality window. It is said that 10% of new windows fail right out of the factory and it would be impossible to predict future failure, the most effective means of protection is to install a sill pan including a back and end dams under the window.

Doors: In areas that are prone to strong, gusting winds, in-swing doors seem to be more prone to leakage. Door thresholds should be raised a minimum of two inches and should be sealed to prevent water intrusion. Second floor doors should incorporate "pan flashing" to prevent leakage and potential damage to the areas below. Weather stripping can be used to help ensure water tightness.



8.0 (Picture 6)



8.0 (Picture 7)

(4)

Water Intrusion Problems Related to Improper Kickout and Other Roof Flashing

Kickout Flashing: Many water intrusion problems in stucco or EIFS homes are the result of improper kickout flashing installation or the lack of kickout flashing. Kickout flashing should be installed where a roof line terminates or intersects with a vertical wall. The word kickout means exactly that; it kicks the water out and away from the stucco system.

If no kickout is installed or if it is improperly installed/sealed, the water can run down the edge of the roof next to the stucco wall and enter behind the stucco at the point where the roof terminates into the stucco. This will allow substantial moisture accumulation that will eventually cause decay.

Properly installed kickout flashing is absolutely essential.

Installation of a kickout flashing in an existing stucco system involves cutting out the stucco to reveal the step flashing, inserting the kickout flashing under and behind the step flashing. New stucco base, mesh and finish coat is then applied to blend in with the adjacent stucco as closely as possible. If stucco color cannot be closely matched, it may be necessary to coat the area to a corner if possible.

Other Roof Flashing: Since many stucco homes have complex roofing designs, other critical flashing areas may also be improperly detailed. Any roofline that terminates into stucco may pose a problem.



8.0 (Picture 8)



8.0 (Picture 9)

(5)

Water Intrusion Problems Related to Stucco Chimneys

No matter whether the exterior cladding is brick, stucco, or vinyl siding, chimneys are a prime area for water intrusion since 1) they intersect with the large volume of water running down the roof surface 2) Stucco is not a roofing material and should not be used as such on the chimney hips unless proper roofing materials and underlayments are utilized during construction and 3) They're subjected to extreme expansion and contraction due to the hot and cold temperature fluctuations when the chimney is used during the winter. This extreme expansion and contraction can fatigue the sealant joints around the chimney and cause cracks or gaps to form around the edge of the stucco where the stucco terminates into the chimney structure, allowing water to enter. Therefore, water diversion through the use of flashing and proper chimney caps with sufficient overhang are very important.

A properly designed chimney cap will help shed water out and away from the top of the chimney in order to help prevent leaks in this area.



8.0 (Picture 10)



8.0 (Picture 11)

(6)

Water Intrusion Problems Related to Cracks and Breaches in the Stucco

It does not take a very big crack to allow water intrusion. In fact, a crack as small as 1/16" of an inch wide can permit bulk water to enter behind the stucco. All cracks 1/16" wide or larger and all damaged areas of stucco should be properly repaired as per manufacturers guidelines. Many times the patched areas will still be slightly noticeable even with a good repair application. Extreme cracking will sometimes require the removal and reapplication of the stucco and finish to prevent more cracking and provide a consistent appearance. Cracking is common in hard coat stucco systems, therefore control joints are called for every 144 sf, as well as between floor lines. Control joints are needed between floor lines to compensate for the cross-grain shrinkage of wood. The lack of a control joint between floor lines may result in a compression crack in this area. Again, consult with manufacturer for specific requirements of control joints. The most common areas that experience cracking in stucco are at the corners of windows or roof terminations.



8.0 (Picture 12)



8.0 (Picture 13)

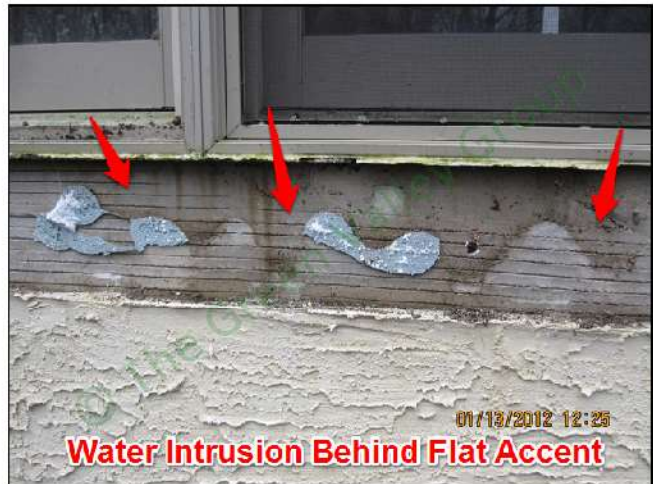
(7)

Water Intrusion Problems Related to Stucco Accents and Flat Stucco Surfaces

Flat stucco surfaces, whether conventional hard coat stucco or EIFS, collect and hold water in its rough texture, softening the finish coat, damaging the system and promoting leaks, mildew and discoloration. A good design will call for bands, quoins, and other accents to have a slope to prevent water accumulation.



8.0 (Picture 14)



8.0 (Picture 15)



8.0 (Picture 16)

(8)

Water Intrusion Problems Related to Stucco Termination at Grade Level

According to the Model Codes, as well as many state and county codes, all synthetic stucco homes with foam board insulation must be terminated eight inches above the ground. All hard coat or traditional stucco must have a weep screed installed.

The reasons for this requirement are:

- 1) To prevent wicking and to create a clear path for drainage. Wicking is a process in which standing water is absorbed by the EPS foam board or stucco, which holds excess water in the system and prevents adequate drainage. Figure 1 shows an example of a home where the stucco system was not back wrapped and extended below grade. Water wicked up behind the stucco, causing mold, mildew and decay of the underlying sheathing. Wicking can also occur when stucco is terminated at grade level as seen in Figure 4.
- 2) To eliminate a direct path for termites through the EPS board or behind the stucco as well as establish easy access for termite inspectors. Because of the increased risk of termite infestation, many pest control companies won't issue termite warranties for buildings with below grade stucco terminations including 'hard coat' stucco systems in many cases.



8.0 (Picture 17)



8.0 (Picture 18)

(9)

Water Intrusion Problems Related to Improper Transitions

Many buildings incorporate two or more exterior finishes in their design, such as stucco and brick, stucco and stone, stucco and tile, stucco and wood, stucco and vinyl or aluminum siding, etc.

Different materials expand and contract at different rates. This expansion and contraction causes a crack or gap to form where the two materials join.

If left un-flashed, unsealed or if sealed improperly, this area will allow water to enter the wall cavity. Examples of this would include stucco to wood trim, stucco to brick, stucco to stone, stucco to concrete, etc. All areas such as these should be properly flashed and sealed with quality sealants and appropriate bond breakers.



8.0 (Picture 19)



8.0 (Picture 20)

(10)

Stucco Information, Care and Maintenance

Traditional Hard Coat Systems:

Although these systems have been in use for many decades, in recent years it has become popular to place these systems over wood sheathing and studs. The systems makeup is generally studs, sheathing, felt paper or other moisture barrier, reinforcing lath, scratch, brown and finish coat. The scratch, brown and finish coat are usually cementitious (many use acrylic finishes), mixed in the field, and applied to a thickness of about 7/8 of an inch.

Hardcoat systems are also susceptible to moisture damage if not properly applied, caulked and flashed. In this respect, it is no different than EIFS. In recent years it has been discovered that severe damage has been occurring behind stucco walls that is often unseen. Through our research 85% of home owners do not know there is an issue occurring. It is typically only through professional testing that these deficiencies or damage are discovered.

IS STUCCO A GOOD CLADDING SYSTEM? Yes, as long as any construction defects, if any, are properly repaired and the system is well maintained, it should provide good long-term performance. There is no such thing as a permanently maintenance free cladding system. Leak problems occur in all types of cladding systems, including brick and vinyl siding. The only difference is that with stucco, the maintenance is more critical because there is less room for drainage and drying making it less forgiving when it comes to water intrusion. The sealant joints are your first line of defense against water intrusion, and these joints must be maintained. The true line of defense needs to be proper flashed and lapping of the water resistant barrier. Water intrusion must be prevented at all costs due to its destructive nature.

CARE AND MAINTENANCE: The beautiful architectural designs made possible by synthetic stucco systems make these homes very desirable and marketable. It is critical, however, to carefully maintain these systems to prevent water intrusion and deterioration. With the proper care and maintenance, your stucco system should give you many years of beauty and function. It is very important that the five following steps be followed to protect your investment.

- (1) Semi-annually (at least annually) inspect all sealant around windows, doors, penetrations through the stucco, stucco transitions (such as stucco to brick, stucco to stone), and stucco terminations (at roof, at grade, at patios or walkways). Arrange for prompt repair of any areas of caulk that is split, cracking, crazing or is losing adhesion. Also, promptly repair any cracks in the stucco.
- (2) Any leaks, cracks, areas of discoloration, mold or mildew should be promptly investigated by a certified inspector. Repairs should be proper and prompt.
- (3) Anytime you make a penetration through the stucco such as to mount a satellite dish, add shutters, new wiring, cables, plumbing, security systems, etc., the perimeters must be sealed with a quality low modulus sealant approved for the system.
- (4) Modifications, additions or renovations (including roof replacement) to the structure of any kind should be inspected by a qualified building envelope inspector to ensure waterproofing of critical details is properly performed.
- (5) Periodic cleaning of the stucco is necessary to maintain its appearance and prevent permanent staining. Pressure cleaning equipment must be calibrated to the stucco manufacturer's recommended pressure level (low) to prevent damage to your stucco. Select a firm with experience in cleaning these systems.